



**Lisburn &
Castlereagh
City Council**

Local Development Plan

Technical Supplement 2: Urban Capacity Study

October 2019



Contents

1.0 Introduction

1.1 Purpose and Background

2.0 Policy Context

2.1 Regional Policy Context

2.15 Local Policy Context

3.0 Key Findings - Position Papers 2 Housing & Settlements and 3 Employment and Economic Development

4.0 Executive Summary Urban Capacity Study

5.0 Urban Capacity Study

Appendices

A: Policy and Literature Review

B: Methodology and Best Practice for Urban Capacity Studies

C: Methodology

D: Summary Spreadsheet of Identified Sites

E: Site Specific Pro-Formas

F: Mapping Material

1.0 INTRODUCTION

Purpose and Background

- 1.1 This Technical Supplement provides details of the evidence base used to inform the preparation of the Lisburn & Castlereagh City Council Local Development Plan (LDP) 2032, draft Plan Strategy. It is one of a suite of topic based Technical Supplements that should be read alongside the draft Plan Strategy and sets out the rationale and justification for the strategic policies allocations and proposals within the draft Plan Strategy.
- 1.2 It builds upon the suite of 14 thematic Position Papers prepared and published alongside the Preferred Options Paper (POP), which established the baseline position and identified the key issues that need to be addressed by the LDP. The evidence base has been informed through an independent evidence-based study on Urban Capacity undertaken by professional consultants. The details of these reports were presented to Members during preparation of the policy for the draft Plan Strategy. The Council's Community Plan is also relevant to this study in terms of future housing and job growth.
- 1.3 The urban capacity study for the Council area focuses on cities and towns with a population over or nearing 5,000¹, including Lisburn City and Lisburn Greater Urban Area, Castlereagh Greater Urban Area and the three towns of Carryduff, Hillsborough and Moira. The main purpose of the research was to inform the emerging Local Development Plan (LDP), by identifying the potential future supply for housing and employment growth within the urban footprint and provide a sound policy base for future planning decisions. The key requirements of the study were to:-
- Inform the Council's Preferred Options on housing and employment
 - In accordance with the SPPS assess "the potential for future housing growth within the urban footprint and the capacity for different types and densities of housing" and that it considers opportunities relating to "previously developed land, infill sites, conversion of existing buildings and possible changes to land use".
 - Apply similar tests to sites in relation to employment uses so that the LDP can "offer a range and choice of sites in terms of size and location" for potential economic development. The methodology for employment land would need to take into account the range of existing land zoned for employment
 - Identify urban capacity sites and forecast spare urban capacity;
 - Carry out a windfall assessment ;
 - Help the Council identify issues relating to future housing Growth.
- 1.4 The aim of urban capacity studies is to establish how much additional housing and employment can be accommodated within existing urban areas. The urban capacity study seeks to inform the formulation of a portfolio of proposals and policies to provide for housing in a development plan. The task for development plans is to manage the provision of housing in ways which combine an understanding of the area's characteristics, the nature of the development processes at work and the needs of the people who will live there in the future. They must contribute to the overall social, economic and environmental objectives adopted for the area.

¹ See paragraph 2.10

2.0 POLICY CONTEXT

Regional Policy Context

2.1 The regional policy context is provided by the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement (SPPS) and regional Planning Policy Statements (PPSs). The latter are subject to the transitional arrangements set out in paragraphs 1.10-1.16 of the SPPS, which states that existing policy retained under the transitional arrangements will cease to have effect where a Council adopts its Plan Strategy. A summary of these documents and how they relate to plan making and housing allocation is provided in the following sections.

Regional Development Strategy (RDS) 2035

2.2 The Regional Development Strategy 2035 (RDS) and Strategic Planning Policy Statement (SPPS) provides the main policy considerations for developing this housing and employment urban capacity study.

2.3 The RDS provides strategic guidance through Regional Guidance (RG) and Spatial Framework Guidance (SFG) under the 3 sustainable development themes of the Economy, Society and Environment. Policy RG1 details the need to ensure an adequate supply of land to facilitate sustainable economic growth including the need to protect zoned land for this use.

2.4 Policy RG8 details the need to manage housing growth to achieve sustainable patterns of residential development.

2.5 **The RDS emphasises a sustainable approach to housing growth, setting a regional target of 60% of new housing to be located within appropriate 'brownfield' sites within urban footprints which consist of the continuous built-up area of settlements greater than 5,000 population.**

Strategic Planning Policy Statement (SPPS) 'Planning for Sustainable Development'

2.6 The Strategic Planning Policy Statement emphasises that Councils should assess the potential for future housing growth within the urban footprint and the capacity for different types and densities of housing. It is a requirement of the SPPS that an Urban Capacity Study informs the LDP, which should be published as a technical supplement to the Draft Plan.

Housing Land Allocation

2.7 The following 8 indicators will inform housing allocations within the Council Area:

- **RDS Housing Growth Indicators (HGIs)**
- **Use of the RDS housing evaluation framework**
- **Allowance for existing housing commitments**
- **Urban capacity studies**
- **Allowance for windfall housing**
- **Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population**
- **Housing Needs Assessment/Housing Market Analysis (HNA/HMA)**
- **Transport Assessments**

- 2.8 These 8 areas are identified and examined in detail in **Housing Technical Supplement 1**. For the purpose of this Technical Supplement the Urban Capacity and windfall housing element will be summarised.
- 2.9 The urban capacity study should take account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings and the possible changes of land use. This is also in line with the guidance in Planning Policy Statement 12 Housing in Settlements, which emphasises carrying out an urban capacity study on cities and towns with a population over 5,000.

For the Council area, the following settlements were assessed:

- Lisburn City (45,410)
 - Lisburn Greater Urban Area (4,948)
 - Castlereagh Greater Urban Area (30,717)
 - Carryduff (6,947)
 - Hillsborough & Culcavy (3,953)
 - Moira (4,584)
- 2.10 Although Lisburn Greater Urban Area, Hillsborough & Culcavy and Moira have slightly smaller populations than the requirements for carrying out an Urban Capacity Study, they have been included as they are the larger settlements in the hierarchy for the Council area.

Planning Policy Statement 12 ‘Housing in Settlements’

- 2.11 The policy objectives of PPS12 are to manage housing growth; to direct and manage future housing growth to achieve sustainable patterns of residential development; to promote a drive to provide more housing within existing urban areas; to encourage an increase in the density of urban housing appropriate to the settlement; and to encourage the development of balanced communities.

Windfall Housing

- 2.12 PPS 12 states that over the course of the Plan period, windfall housing can also make up an important part of the land supply. Windfall development is housing provision on undesignated sites and as such, cannot be precisely anticipated. It can arise as a result, for example, of plot sub-division or property conversion, residential re-development of redundant industrial buildings or commercial buildings or the erection of dwellings within the gardens and grounds of an existing residential or commercial property. This can normally make a significant contribution to the housing land supply over any Plan period.
- 2.13 In line with the objectives of the RDS, it is necessary to make allowance for this when deciding the number of sites to identify for development in the plan to prevent excessive allocation of housing land.

Sequential Approach

- 2.14 A sequential approach is identified in PPS12 which should be used in the search for and the identification of housing sites. This will focus on the re-use of previously developed land and buildings, underdeveloped and undeveloped land within the existing urban area, prior to considering Greenfield settlement extensions. The main objective is to maintain compact town and village forms.

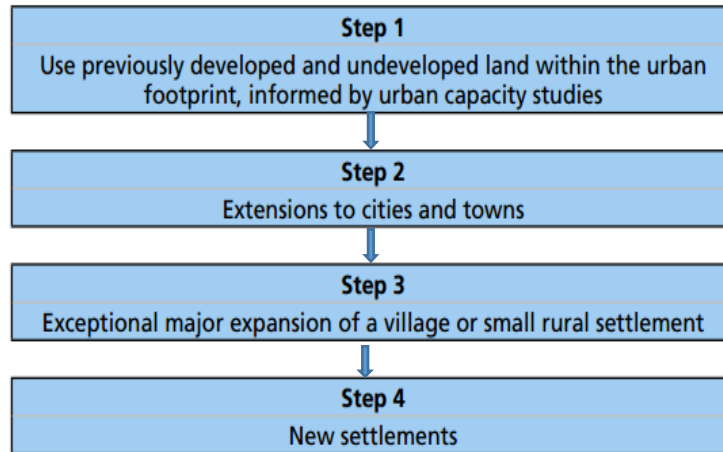


Figure 1: Search Sequence, SPPS 2015 & Planning Policy Statement 12 Housing in Settlements

Local Policy Context

2.15 The current planning policy context at a local level is complex as a result of a successful legal challenge to the adoption of the Belfast Metropolitan Area Plan (BMAP) 2015. There are therefore five existing development plans that relate to parts of the Lisburn & Castlereagh Council district, alongside draft BMAP (published in 2004) and post-inquiry BMAP (published in 2014). All of these documents will be superseded at the adoption of the new Local Development Plan 2032. The SPPS's transitional arrangements provide for continuity until such times as a new LDP for the whole of the council area is adopted to ensure continuity in planning policy for taking planning decisions.

Belfast Metropolitan Area Plan 2015

2.16 Although formally adopted in 2014, this process of final BMAP adoption was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means the Belfast Urban Area Plan (BUAP) 2001, Lisburn Area Plan 2001 and the other Development Plans provides the statutory plan context for the area.

2.17 BMAP, in its most recent, post-examination form remains a significant material consideration in future planning decisions. It was at the most advanced stage possible prior to formal adoption. BMAP referred to throughout this document therefore refers to that version. However, in preparing this document the council has also had regard to the provisions of the draft BMAP which was published in 2004, the objections which were raised as part of the plan process and the Planning Appeals Commission Inquiry report.

2.18 The BMA Housing Strategy aims to accommodate delivery of a level of new housing growth in accordance with the RDS, achieve compact urban areas by accommodating as much housing as possible within the existing urban footprints, securing higher density development within urban areas and also protecting the character of these areas, creating the development of balanced communities and providing a mix of tenures and meeting the social housing need, supporting the network of service centres based on towns,

villages and small settlements in the Metropolitan Rural Area; and also protecting the rural area from development pressures.

- 2.19 The BMA Employment Strategy seeks to sustain balanced economic growth and job creation by promoting city and town centres as the main foci for retail and office functions, providing a generous and continuous supply of land for employment uses, and promoting a portfolio of employment sites through zoning along major transport corridors, in areas of disadvantage and within existing settlement development limits providing employment opportunities.

Belfast Urban Area Plan (BUAP) 2001

- 2.20 The current development plan for the majority of the Belfast district is the Belfast Urban Area Plan (BUAP) 2001, which was adopted in December 1989. The area covered by the plan included the whole of the administrative area of the former Belfast City Council area, together with the urban parts of the former district council areas of Castlereagh, Lisburn and Newtownabbey as well as Greenisland and Holywood.
- 2.21 The purpose of the BUAP was to establish physical development policies for this broad urban area up to 2001, clarifying the extent and location of development and providing a framework for public and private agencies in their investment decisions relating to land use. Although alterations were made in 1996, the BUAP is now largely out-of-date and was formally superseded by the BMAP in September 2014. However, as BMAP was subsequently quashed as a result of a judgement in the court of appeal delivered on 18 May 2017, the BUAP 2001 remains a statutory development plan covering a portion of the Council area.

The Lisburn Area Plan 2001

- 2.22 Adopted on 4 July 2001, the Lisburn Area Plan sought to establish physical development policies for Lisburn and its surroundings up to 2001. An element of provision was incorporated so that the area's reasonable housing development needs could be continued to be met with some certainty until such time as the successor Belfast Metropolitan Area Plan was in place.

Lagan Valley Regional Park Local Plan 2005

- 2.23 The quashing of BMAP also means that the Lagan Valley Regional Park Local Plan (adopted in 1993) was reinstated as the statutory development plan for the Lagan Valley Regional Park (LVRP). It sets out the strategy and policies associated with the protection and enhancement of the natural and man-made heritage of the LVRP. Its main objectives are to conserve the landscape quality and features of the Lagan Valley and to enhance recreational use for the public.

Carryduff Local Plan 1988-1993

- 2.24 The adopted Plan comprises the provisions of the Draft Plan as approved and amended by the Adoption Statement. A composite Proposals Map and schedule for Carryduff was subsequently produced.

Lisburn & Castlereagh Community Plan

- 2.25 The Council took on responsibility for community planning in 2015 as a result of local government reform. Community Planning is enshrined in the Local Government Act (Northern Ireland) 2014 and places a duty on the Council along with a number of named partners to identify long-term objectives for improving the social, economic and environmental well-being of the district and the achievement of sustainable development while promoting equality of opportunity and good relations and tackling poverty, social exclusion and patterns of deprivation. The plan sets out a joint vision and long-term ambitions for the future, as well as outlining priorities for action.
- 2.26 The Community Plan vision for Lisburn & Castlereagh is 'An empowered, prosperous, healthy, safe and inclusive community'.
- 2.27 Delivery of this vision is based on a number of strategic outcomes. Councils must take account of their current Community Plan when preparing a Local Development Plan (LDP). The Community Plan include the supporting outcomes including that everyone benefits from a vibrant economy, that neighbourhoods are designed and regenerated to promote well-being, we have access to essential services, shops, leisure and workplaces and there is a modal shift to sustainable and healthy transport options.
- 2.28 The LDP will provide a spatial expression to the community plan, thereby linking public and private sector investment through the land use planning system.

3.0 KEY FINDINGS – POSITION PAPERS ON HOUSING AND EMPLOYMENT

3.1 A summary of the key findings of Position Paper 2 Housing & Settlements, and Position Paper 3 Employment and Economic Development is provided below:

- The Local Development Plan has an important role to fulfil in terms of the allocation of new housing across the Council area in accordance with the direction set out in regional policy;
- The issue of social housing need is currently much greater in Lisburn and will need carefully assessed using the information provided by the Northern Ireland Housing Executive in its Housing Needs Assessment and address issues such as affordability, vacancy and unfitness of housing stock;
- To address future housing needs, the Local Development Plan should facilitate a reasonable mix and balance of housing tenures and types including smaller house types for a growing elderly population and 1-2 person households;
- The Settlement Strategy for the Lisburn & Castlereagh City Council area must take into account the existing settlement hierarchy and determine whether re-classification of existing settlements or classification of new settlements is required (this includes identifying the role, function, size and constraints of such settlements).
- The needs of those living in rural areas outside settlements must also be considered in terms of accessibility and creating sustainable communities.
- Opportunity exists to maximise the strategic location of Lisburn on the Dublin economic corridor and East/West transport corridor, and improve connectivity throughout the Council area to enhance the movement of people, goods and services, and linkages between towns and rural areas;
- There is a need to recognise the potential that exists to attract large scale investment to kick start development on the Blaris Employment zoning through the provision of the M1 Knockmore Link, the North Lisburn Feeder Road and other improvements to the transportation system;
- Recognise the potential that exists to promote the regionally significant site Maze/Long Kesh which remains in public ownership to provide economic growth across the Council area;
- Opportunity exists to widen the existing economy base which is largely dependent on traditional/manufacturing, through promotion of knowledge based professional, scientific and technical sectors;
- There is a need to recognise the potential that exists for Lisburn city centre to grow its night-time economy;
- Key site requirements should address issues such as connectivity, infrastructure and provision of a high quality design environment.

4.0 EXECUTIVE SUMMARY OF URBAN CAPACITY STUDY

Introduction

- 4.1 The introduction establishes the context for the Council requirements for the need for carrying out an urban capacity study to support the Local Development Plan and the Consultant's appointed.

Policy Context

- 4.2 This section details the hierarchy of current Policy including the Regional Development Strategy (RDS), the Strategic Planning Policy Statement (SPPS), Planning Policy Statements (PPSs) and the current Area Plans. The section also identifies the Preferred Options put forward for housing and employment growth.

Methodology

- 4.3 This section details the technical approach and has 4 Stages:

- **Stage 1: Sites Identification.** This establishes the settlements that are required to have an urban capacity study completed and the urban footprint boundaries. The study identified the need to also survey sites outside the urban footprint but within the settlement development limits. This section also looked at two distinct types of sites. **TYPE 1: Zoned Sites** in the current Area Plan and also committed sites identified as sites with planning permission established for housing or employment. **TYPE 2: New Sites.** These are sites with future potential for housing and employment and includes vacant land, derelict buildings, underutilised sites, and possible sites incompatible with adjacent land uses, sites in control of the Council, sites owned by government departments and also land identified for future housing or employment use in non-statutory plans. *(All sites identified for inclusion in the urban capacity study were given a unique reference ID, mapped and recorded in a database).*
- **Stage 2: Sites assessment process.** This stage identified sites subject to absolute constraints or protected designations such as International or National ecology, sites in floodplains, sites in areas of protected open space, sites being developed for alternative use or sites yielding less than 5 residential units or 500m² employment floorspace. These sites are not considered further in the study. However, if they only partially fall within an absolute constraint they were retained in the assessment. The carried forward sites were then assessed for availability using a variety of sources. The next assessment was to look at achievability where there is a reasonable prospect that housing or employment will be developed on the site in the future and a variety of sources were used to establish this.

The suitability of uses was then established based on their surrounding uses, planning permissions on the site and other professional judgement.

The next stage was to assess possible site yield or potential of the identified sites should the sites come forward for housing and employment use. This stage looked at physical constraints of the sites that may impede development and subtracted the area from the overall site area.

This stage also looked at a density assessment using the Housing Monitor committee sites looking at Lisburn City Centre and then all areas outside it. It concluded that Lisburn City Centre has an average density of 118 dwellings per hectare and the areas outside it have an average density of 25 dwellings per hectare. It then also looked at employment density comparing different types of employment use such as offices within the city or general industrial use. The analysis estimated that the average gross density of office development in Lisburn City Centre is 20,000m² per hectare.

- **Stage 3: Windfall Housing Allowance.** This stage of the urban capacity study looked at windfall allowance which the SPPS states is central to the assessment of future housing land requirement. Windfall is sites that can become available unexpectedly and are not identified as available in the plan making process. Windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the course of the plan period. Allowance can be made on the basis of examining past trends and estimating likely future potential.
- **Stage 4: Assessment review.** This stage of the Urban Capacity Study looked at the development potential of all sites to produce an indicative trajectory. This helps to consider if enough deliverable and developable sites have been identified to meet the need in the Council area.

Housing and Employment Land Availability

- 4.4 Having established the methodology in the above 4 stages the report then goes on to identify Housing and Employment Land Availability for the Lisburn and Castlereagh District. It looks at **TYPE 1 Zonings and Committed Sites** and **TYPE 2 New Sites**.
- 4.5 In the first category of **TYPE 1 sites**; 187 Housing Monitor sites were included in the Urban Capacity Study. 141 of these sites were identified as being within the Urban Footprint generating the potential for 3,818 housing units. 46 sites were outside the urban footprint and have the capacity for 6,126 housing units. In terms of employment 25 sites were identified mostly from existing or zoned land equating to 236 hectares which could generate over 946, 395m² of employment floorspace.
- 4.6 In the second category of **TYPE 2 new sites** 111 were identified – 80 within the urban footprint and 31 outside the urban footprint. 41 of these sites were retained after absolute constraints and assessment of suitability, availability and achievability. 29 sites were located inside the urban footprint and 12 sites outside the urban footprint.
Within Lisburn City Centre 16 of these sites were identified as being suitable for housing or housing and employment and could provide a yield of between 593-773 housing units at an estimated density of 120-160 per hectare. The sites deemed suitable for either housing or employment could generate approximately 23,220 m² gross employment floorspace.
- 4.7 13 sites in the greater urban area were suitable for housing with an indicative range of 174-243 housing units at a density range of 25-35 per hectare.
- 4.8 A further 12 potential housing sites were identified outside the urban footprint but within the designated settlement limits. These could yield between 270-382 housing units at a density range of 25-35 units per hectare.
- 4.9 In summarising the TYPE 1 and TYPE 2 sites, urban capacity ranges from an indicative yield of 4,162 gross residential units to 4,585 should all sites suitable for both housing and employment come forward for housing within the urban footprint.
- 4.10 Including committed sites and new sites identified outside the urban footprint but within the existing settlement limits, the figure rises to 10,558 gross residential units for sites suitable for housing to be developed. This rises further to 10,981 should suitable sites for housing and employment come forward for housing.
- 4.11 Approximately 946,395m² gross employment floorspace is available from committed employment sites and new sites identified. This increases to 969,615m² should all those sites suitable for either employment or housing come forward for employment uses.
- 4.12 The reallocation of lands at West Lisburn/Blaris Major Employment Location as the Preferred Option in the Lisburn & Castlereagh Preferred Options Paper would add an estimated additional 1,500 residential units

outside the urban footprint. If this is added the potential figure rises to 12,058 gross residential units should only sites suitable for housing be developed or 12,481 should all sites suitable for both housing and employment come forward for housing.

Windfall

- 4.13 The historical analysis of windfall sites recorded from the Housing Monitor data was identified. This included small windfall sites (yielding less than 5 units) and larger sites (yielding 5 or more units). Over a 15 year period (2002-2017) small windfall sites produced 569 housing units within the urban footprint. This worked out at an average of 36 units per annum. Larger un-zoned sites yielding 5 or more units provided 3,012 housing units with an average of 188 units per annum.
- 4.14 Trends were studied over a 15 year period and also a more recent 5 year period. It concluded that over the plan period 2017-2032 if trends continued windfall sites could generate a potential 240 additional dwellings on small windfall sites and 1,605 dwellings on larger windfall sites. The report recognises that potential windfall trends will differ depending on the emerging plan policy framework if it takes a more restrictive or supportive approach to windfall development, particularly at the Local Policies Plan and the approach to zoning sites. The report recommends that the Urban Capacity Study should be reviewed regularly and on-going monitoring will take account of variations and trends. It also suggests applying a discount rate of 10% to the future supply of housing from windfall sites to allow for uncertainty within the market. Applying this discount over the 15 year plan period could reduce the estimated windfall to 216 residential units for small windfall sites and 1,444 residential units for larger sites.

Assessment Review and Housing Trajectory

- 4.15 Once sites have been assessed, the development potential of all sites should be collated. The trajectory sets out how much development can be provided over the Plan Period. The trajectory helps to consider whether enough deliverable and developable sites have been identified. It concludes that there is likely to be sufficient housing sites available to satisfy the estimated growth for Lisburn and Castlereagh Council area. Approximately 36-40% of the growth requirement can be accommodated within the Urban Footprint of the larger settlements (Lisburn City, the Greater Urban Areas of Castlereagh including Dundonald, Carryduff, Hillsborough & Culcavy and Moira. This is short of the 60% target set by the RDS, however it does not account for housing supply that may be delivered on larger windfall sites (5 units and above) that could come forward within the urban footprint.

Conclusions and recommendations

- 4.16 The urban capacity study identified that there is sufficient supply of housing and employment land over the Plan Period. The required growth of 12,177 housing units can be achieved through committed sites, new sites identified through the urban capacity study and the reallocation of the Preferred Option that the West Lisburn/Blaris site in Lisburn City is allocated for 50% housing and 50% employment.
- 4.17 However, due to the largely suburban form of development in the 6 larger settlements (Lisburn City, Lisburn Greater Urban Area, Castlereagh Greater Urban Areas including Dundonald, Carryduff, Hillsborough and Moira) and the existing housing zonings that were designated in draft BMAP that fall outside the existing urban footprint, the RDS requirement for 60% of future housing to be located within the urban footprints of settlements over 5,000 population cannot be achieved. It is estimated that 36-40% is achievable depending on how much housing comes forward in Lisburn City Centre.
- 4.18 **(Availability).** The urban capacity study acknowledged that the council sent out 'letters of intention' to establish the requirements from owners of existing zoned housing and employment land with no planning permission on them.

- 4.19 The urban capacity study presents sites for Type 1 (committed sites) and Type 2 (new sites) and also illustrates the findings should 50% of West Lisburn/Blaris be reallocated for housing.
- 4.20 **(Densities)**.The consultant’s study recommends that further assessment may be required to encourage higher densities within the urban footprint to meet the 60% target set by the RDS.
- 4.21 **(Achievability)**.The study identified that most sites are achievable within the Plan Period and this will require working with developers on a site by site basis including identifying any infrastructure capacity constraints.
- 4.22 **(Windfall)**. The Council should continue to assess the impact that its policies might have on the delivery of windfall sites.
- 4.23 **(Zoning)**. The consultant’s report recommends mixed use zonings at the Local Policies Plan to achieve the appropriate mix of residential and employment uses particularly in Lisburn City Centre to stimulate growth and footfall.

5.0 URBAN CAPACITY STUDY

Lisburn and Castlereagh City Council

Urban Capacity Study

Final | October 2018

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 258248

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Contents

	Page
1 Introduction	2
2 Policy Context	2
2.1 The Regional Development Strategy 2035	3
2.2 Strategic Planning Policy Statement (SPPS)	4
2.3 Planning Policy Statement 7 ‘Quality Residential Environments’	5
2.4 Planning Policy Statement 12 ‘Housing in Settlements’	5
2.5 Draft Belfast Metropolitan Area Plan (dBMAP)	6
2.6 Options in relation to Housing & Employment Land: Preferred Options Paper (LCCC)	7
3 Methodology	10
3.1 Stage 1: Site Identification	11
3.2 Stage 2: Site Assessment Process	14
3.3 Stage 3: Windfall Housing Allowance	20
3.4 Stage 4: Assessment Review	21
3.5 The scope of the UCS Evidence	23
4 Housing & Employment Land Availability	25
4.1 Type 1: Zonings & Committed Sites	25
4.2 Type 2: New sites	26
4.3 Type 1 & 2 Assessment Summary	28
4.4 Other land uses and conversions	29
5 Windfall	31
5.1 Policy background	31
5.2 Approach	31
5.3 Historic windfall delivery	31
5.4 Potential Future Windfall Trends	34
5.5 Summary	36
5.6 Assessment Review	37
6 Conclusions and Recommendations	42

1 Introduction

Lisburn and Castlereagh City Council (LCCC) is currently progressing its Local Development Plan 2017 - 2032 (LDP). The LDP will set out a strategy for delivering growth, managing change and protecting the natural and built environment. As part of this, the LDP will identify the amount and distribution of housing and employment land across the district.

Ove Arup and Partners Limited (Arup) has been commissioned by LCCC to undertake an Urban Capacity Study (UCS) for the district. This is the first LDP to be prepared by the Council since the transfer of planning powers in April 2015 therefore it is also the first UCS to be undertaken for the district.

It is an important part of the evidence base for the emerging LDP. **However, it does not determine whether a site should be allocated for future development, and does not constitute a land allocation. Land allocations can only be made through the LDP.** The UCS also does not grant planning permission for sites, or suggest that planning permission would be granted. The purpose of a UCS is to identify the potential future supply for housing growth within the urban footprint of the principal towns and cities within the district.

2 Policy Context

The Planning Act (Northern Ireland) 2011 requires councils to prepare a LDP. On 1st April 2015, as part of local government reform, Lisburn and Castlereagh City Council assumed responsibility for numerous functions, including statutory planning and therefore the preparation of an LDP. Once adopted, this development plan will replace any previously adopted development plan.

The Statement of Community Involvement (SCI) and LDP timetable were published in June 2016 and consultation on the Preferred Options Paper (POP) occurred between 30th March 2017 and 25th May 2017. The POP outlines the vision, objectives and key issues for Lisburn over the 15-year plan period and identifies the Council's preferred options for development and growth.

It is essential that a robust and reliable evidence base supports the policy and strategy of the LDP. In developing the LDP to the POP stage, the Council have prepared an extensive evidence base including 14 position papers¹ and specific studies such as the West Lisburn Development Framework 2015.

In preparing for the next stage of the LDP plan-making process, the publication of a Draft Plan Strategy, LCCC has undertaken an Urban Capacity Study to assess the potential for future housing growth within the urban footprint. Guidance to inform the preparation of urban capacity studies in Northern Ireland is set out in Planning Policy Statement 12 'Housing in Settlements'. It is also referred to in the Strategic Planning Policy Statement for Northern Ireland (SPPS).

¹ Available at: <https://www.lisburncastlereagh.gov.uk/resident/planning/local-development-plan/local-development-plan-timeline>

A summary of the policy context is provided below and a detailed account set out in Appendix A.

2.1 The Regional Development Strategy 2035

The RDS 2035 is the spatial strategy for Northern Ireland and provides the overarching strategic planning framework. The RDS acknowledges that housing is a key driver of physical, economic and social change and emphasises the importance of the relationship between the location of housing, jobs, facilities, services and infrastructure.

The RDS provides strategic guidance through Regional Guidance (RG) and Spatial Framework Guidance (SFG) under the sustainable development themes of the economy, society and environment.

Policy RG1 highlights the need to ensure an adequate and available supply of employment land to facilitate sustainable economic growth.

Policy RG8 encourages housing growth to achieve sustainable patterns of residential development by promoting development within existing urban areas and ensuring an adequate and available supply of quality housing.

The RDS seeks to promote more sustainable housing development within existing urban areas by encouraging compact urban forms recognising that there are significant opportunities for new housing on appropriate vacant and underutilised land, and sets a regional target of 60% of new housing to be located in appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population.

Policy SFG1 promotes urban economic development at key locations throughout the Belfast Metropolitan Urban Area (BMUA) and ensures sufficient land is available for jobs, by identifying key locations for economic growth and directing mixed-use development towards sites which will enhance local regeneration initiatives.

Policy RG6 promotes integrated and cohesive communities by creating places which offer a strong sense of belonging alongside the encouragement of mixed housing development.

Policy RG7 encourages urban and rural renaissance via the delivery of high quality facilities required to support the needs of local people in cities, towns, villages and neighbourhoods. The regeneration of such areas is necessary to create more accessible, vibrant, equal and diverse places throughout the region.

Policy RG8 promotes the management of housing growth to achieve sustainable patterns of residential development through the accommodation of varied housing needs and effective management of housing growth throughout the region.

Key to population growth will be the provision of a variety of housing types. Additional dwellings will be provided on land already zoned for housing and on windfall sites which become available for development. Assessment is also needed of the scope for higher densities in appropriate locations, particularly at

gateway sites into the City Centre, on arterial routes and at transport interchange areas.

The RDS 2035 identifies regional housing needs through Housing Growth Indicators (HGIs) across Northern Ireland. The Department for Infrastructure (DfI) formally adopted the revised HGI figures on 29th April 2016 to reflect the new District boundaries following local government reform (see para 2.6 for further detail).

The latest HGI figures² suggest a growth of 9,600 units for LCCC area between 2012 and 2025. This equates to a completions rate of 738 units per annum.

2.2 Strategic Planning Policy Statement (SPPS)

The 'Strategic Planning Policy Statement for Northern Ireland' - *Planning for Sustainable Development* (SPPS) recognises that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. The SPPS also states that the planning system can play a positive and supporting role in the delivery of homes to meet the full range of housing needs of society, within the wider framework of sustainable development. The overall housing policy approach (as set out in para. 6.136) encouraged is:

- to facilitate an adequate and available supply of quality housing to meet the needs of everyone;
- to promote more sustainable housing development within existing urban areas; and
- to provide mixed housing development with homes in a range of sizes and tenures.

This approach supports maximising existing infrastructure and services, and creating more balanced sustainable communities.

In preparing LDPs councils should bring forward a strategy for housing, together with appropriate policies and proposals that must reflect the overall policy approach of the SPPS, tailored to the specific circumstances of the plan area.

Planning authorities must deliver increased housing density without town cramming, sustainable forms of development, good design and balanced communities.

It is a requirement of the SPPS that a UCS informs the LDP, which should be published as a technical supplement to the Draft Plan. The UCS should:

'assess the potential for future housing growth within the urban footprint and the capacity for different types and densities of housing. The urban capacity study should take account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings, and possible changes of land use.

Consideration needs to be given to the type of housing and density

² Available from: <https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/2012-based-housing-growth-indicators-hgis-and-methodology-paper.pdf.pdf>

appropriate to each site in order to assess the number of housing units likely to be generated.'

(Source: SPPS 2015 Para 6.139 Pg 71)

2.2.1 Allowance for Windfall

The SPPS also identifies windfall potential as central to the assessment of future housing land requirement and is a key element of the UCS. Windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the course of the plan period. The scale of the windfall housing allowance will vary from area to area and may depend on the approach taken to the UCS. Allowance can be made on the basis of examining past trends in windfalls coming forward for development and estimating likely future windfall potential. It is recognised that there are a range of methodologies for calculating windfall. The methodology used should be robust and care should be taken to avoid under-estimation of windfalls. Windfall should be regularly monitored because of its dynamic and changing nature, with monitoring data factored into the LDP review.

Despite a requirement for a UCS in the LDP housing allocation process, the SPPS does not set out a prescribed methodology under which the assessment of supply should be carried out.

2.3 Planning Policy Statement 7 'Quality Residential Environments'

PPS7 sets out DfI's planning policies for achieving quality in new residential development. The Statement, together with associated Supplementary Planning Guidance documents, including '*Creating Places*' and '*Living Places*' complements existing Government policy and initiatives aimed at achieving attractive and sustainable places through better design.

2.4 Planning Policy Statement 12 'Housing in Settlements'

The requirement to prepare an UCS is also set out in Planning Policy Statement 12 (2005). The PPS states that the UCS is needed to inform housing allocations in the LDP and assist in reaching the target set by the RDS that 60% of new housing should be located in '*appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population*'³. Additionally, the UCS provides important base data for future assessments of housing growth indicators and targets.

Appendix 1 of PPS12 provides guidance on the preparation of UCS studies. It highlights that they '*are an essential tool in both ensuring a sequential approach*

³ DfI, PPS12 'Housing in Settlements' (Pg 42)

to the identification of sites through the development plan process and managing the release of housing land’.

2.4.1 Policy HS3 (Amended) – Travellers Accommodation

Travellers have distinctive needs which will be assessed as part of the local housing needs assessment undertaken by the Northern Ireland Housing Executive. Where a need is identified and a development plan is under preparation, the plan should identify a suitable site(s).

2.5 Draft Belfast Metropolitan Area Plan (dBMAP)

2.5.1 BMA Housing Strategy

The current draft BMA Housing Strategy aims to:

- accommodate delivery of a level of housing growth in accordance with the RDS direction on managing housing growth and distribution;
- achieve revitalised and compact urban areas by accommodating as much housing as possible within existing urban footprints;
- secure higher density development within urban areas while protecting the quality of the urban environment, particularly the character, amenity and environmental quality of established residential areas;
- where necessary, identify locations for urban extensions elsewhere, avoiding significant environmental constraints, achieving compact urban forms and respecting well defined physical boundaries;
- create the development of balanced local communities and provide housing choice by achieving a mix of tenures and meeting identified needs for social housing;
- support the network of service centres based on towns, villages and small settlements in the Metropolitan Rural Area; and
- protect the rural areas surrounding the Metropolitan Urban Area from development pressures.

2.5.2 BMA Employment Strategy

The BMA Employment Strategy seeks to sustain balanced economic growth and job creation by:

- promoting city and town centres as the main foci for retail and office functions;
- providing a generous and continuous supply of land for employment uses; and
- promoting a balanced portfolio of employment sites throughout the Plan Area through the zoning of a complementary range of sites as follows:
 - regional gateway and major transportation corridor sites;

- mixed use and regeneration sites close to major areas of disadvantage and social need and / or in support of economic or community regeneration;
- sites along main transportation routes within existing settlement development limits providing employment opportunities in local areas; and
- established areas of existing employment.
- Acceptable Uses on employment zonings except where otherwise specified in individual zonings (based on the Planning (Use Classes) Order (Northern Ireland) 2004):
 - class B1: Business (b) as a call centre
 - class B1: Business (c) for research and development
 - class B2: Light Industrial
 - class B3: General Industrial
 - class B4: Storage or Distribution

2.6 Options in relation to Housing & Employment Land: Preferred Options Paper (LCCC)

2.6.1 Housing Requirements

The Preferred Options Paper (POP) indicates that the Housing Growth Indicators will form the quantum basis for the Future Housing Growth Strategy. The HGI's indicate that 9,600 additional housing units will be required between 2012 and 2025 (i.e. over a 13-year period). The proposed LDP will cover the period 2017- 2032 (a 15-year period). In order to project the HGI figure over this period the housing allocation for the LCCC area (9,600) is divided by 13 years to provide an annual figure. Extrapolating this figure from 2017 to 2032 gives a total plan period requirement of 11,070 dwellings. This projection is a gross allocation for all of the LCCC area and includes both urban and rural housing including the settlements and dwellings in the countryside.

Preferred Option 2A also notes that the LDP should account for a further 10% growth allowing for a faster rate of economic growth and population growth, which would increase the housing requirement by 1,107 to 12,177⁴.

Table 1: Total projected housing growth (2017-2032): LCCC 2018.

HGI Allocation 2012-2025	Projected HGI 2017-2032 (738 per year)	10% Additional Growth Allowance	Total Projected Housing 2017-2032
9,600 units	11,070 units	1,107 units	12,177

⁴Note that the overall housing figures have been updated since the publication of the POP to take account of the LDP period being confirmed as 2017-2032.

2.6.2 Spatial Priorities for Growth

The POP indicates that future housing will be delivered in accordance with the following priorities:

1.) Preferred Option 2A: Focus future housing growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints.

- a. This option proposes that the existing employment zoning⁵ at West Lisburn and Blaris is re-designated to allow up to 50% of this zoning (i.e. approximately 60 hectares) to be allocated for housing. This could accommodate approximately 1500 housing units at an average density of 25 dwellings per hectare⁶
- b. Prevents the need for any future development to extend beyond the existing settlement limits.
- c. Supports the development of the Knockmore Link Road.
- d. Requires limited amount of additional housing growth across the remainder of the settlement hierarchy.
- e. Carryduff, Hillsborough & Culcavy and Moira have substantial zoned housing land remaining and therefore it is considered that additional housing growth in these areas would be limited.

2.) Preferred Option 3A: Retention of the existing rural-led approach for single dwellings in the countryside.

- a. This option provides the same policy-led approach to that contained within PPS21 and the SPPS, which is a needs-based policy
- b. Trends for single dwelling development in the countryside suggests approximately 50 new build units per year.

2.6.3 Employment Land

The POP notes that existing employment land consists of land zoned in draft BMAP which comprises both developed (existing employment) and undeveloped (employment) of 0.5 hectares and over. There are also two major employment locations within the LCCC area, West Lisburn and Blaris/Purdysburn. The LDP seeks to safeguard existing employment land through emerging policies such as:

1. Preferred Option 5A: Maintain the current provision of land zoned for employment (with the exception of the West Lisburn & Blaris major employment locations)

⁵ Draft BMAP referred to throughout this document refers to that which was purported to be adopted and not the pre-examination draft published in 2004.

⁶ The POP referenced approximately 1000 additional units at an indicative density of 15-20 dwellings per hectare. 25 dwellings per hectare is considered to be more appropriate, therefore yielding a maximum of 1500 units. Refer to Section 3.2.8 on Density Analysis.

- a. Land currently zoned will be retained and protected; and
 - b. No new land will be allocated for employment/economic use.
- 2. Preferred Option 6A: Re-designate the Blaris major employment location as a mixed-use site.**
 - a. This option will reclassify a proportion of the land for housing (no more than 50%) to facilitate development of the Knockmore Link Road
 - 3. Preferred Option 7A: Retain the existing Purdysburn major employment location as a mixed-use site**
 - 4. Preferred Option 8A: Retain the designation of the Maze Lands as a strategic land reserve of regional importance**
 - 5. Preferred Option 16A: Promoting office development within the city, town, district and local centres. This option encourages office uses within Lisburn City Centre and town centres of Carryduff, Hillsborough and Moira.⁷**

⁷ Office development is subject to a separate Office Capacity Study which should be read in conjunction with this report.

3 Methodology

Planning Policy Statement 12 ‘Housing in Settlements’ provides a broad methodology for undertaking urban capacity studies. This is summarised in Appendix B. Given that the guidance was published in July 2005 it is relatively outdated and does not take account of the context of the new two stage approach to LDPs introduced by the Planning Act 2011. A bespoke methodology has therefore been developed.

This UCS is being prepared to inform the Plan Strategy and will be reviewed during the preparation of the Local Polices Plan. Development Plan Practice Note 7 (2015) notes that the:

‘Plan Strategy should address strategic housing issues such as the overall housing provision for each settlement and to set the framework for more detailed housing requirements such as zoning, key site requirements for specific sites etc in the local policies plan’⁸.

It also encourages the inclusion of strategic allocations of housing and employment land in accordance with the settlement hierarchy. The key purpose of this UCS is to assist with providing a robust and sound basis for the settlement / housing growth strategy and identification of strategic allocations.

Consideration has also been given to planning practice guidance for England and Wales (see Appendix B) which provides useful information on the process for undertaking **Housing and Employment Land Availability Assessments (HELAA)**⁹ (hereon referred to as ‘UK Guidance’).

In order to meet the requirements of the SPPS a bespoke methodology has been developed, based around the 5 broad stages of the HELAA methodology.

- Stage 1: Sites identification
- Stage 2: Sites assessment
- Stage 3: Windfall assessment
- Stage 4: Assessment review (including indicative trajectory)
- Stage 5: Final evidence base

The detailed methodology for each of the 5 stages are set out in the rest of this section and Appendix B.

⁸ DfI, Development Plan Practice Note 7, p20 (2015)

⁹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

3.1 Stage 1: Site Identification

3.1.1 Study Area

The SPPS requires councils to assess the potential for future housing growth **within the urban footprint**¹⁰. LCCC's administrative area is largely rural although the district expresses a distinctive settlement hierarchy consisting of Lisburn City, two greater urban areas of Castlereagh and Dundonald alongside the towns of Carryduff, Hillsborough & Culcavy and Moira with the remainder of the administrative area comprising villages and small settlements.

PPS12 recommends that UCS site identification should focus on settlements of over 5,000 population, which is in line with the RDS target of delivering 60% of housing growth within settlements over this size.

To set this in context the estimated populations of the main urban areas within the LCCC administrative area (based on the NISRA population figures¹¹) are:

1. Lisburn City (45,410)
2. Castlereagh Greater Urban Area (30,717)
3. Carryduff (6,947)

Lisburn Greater Urban Area (4,948), Moira (4,584) and Hillsborough & Culcavy (3,953) fall below this threshold. PPS12 goes on to state that '*urban capacity studies should in a development plan preparation be undertaken for the highest and second highest tiers of settlement in each district*'. Therefore, the LCCC UCS includes the urban footprint of Lisburn, the greater urban areas (as defined by the POP) and for completeness the 3 towns of Carryduff, Moira and Hillsborough,

Appendix F illustrates the extent of the urban footprint boundary used as the basis of the UCS. The RDS 2001 urban footprint baseline was used as the basis for establishing the urban footprint for draft BMAP but this did not include the towns of Moira or Hillsborough & Culcavy. The urban footprint was extended in a number of places to account for new development to align with the revised HGI period of 2012. Some areas have also been removed where it was considered that these were wrongly included in the 2001 baseline.

It is important to note that there are committed housing and employment sites (i.e. those with extant planning permission and zonings) outside of the current urban

¹⁰ DfI, Regional Development Strategy 2035, p109, '*The urban footprint for towns and cities throughout Northern Ireland is defined as the continuous built-up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planned settlement limit. The urban footprint contains land which has a formal urban use including land on the edge of the settlement where it forms part of the curtilage of a building. However, this does not necessarily imply that gardens are acceptable for housing development. Undeveloped zoned land at the edge of the settlement will be excluded. Urban footprints have been identified and set as a baseline as of January 2001*'.

¹¹ 2011 Census data; Headcount and Households estimates for settlements – March 2015
These counts are based on the boundaries defined by the BMAP which does not take account of the new LGD boundaries. However, it has been possible for Census Office to take the SDL boundaries (Metropolitan Lisburn and Metropolitan Castlereagh) and split them using the 2014 LGD boundaries.

footprint. The UCS clearly separates these from the sites within the urban footprint.

3.1.2 Approach to surveying Urban Capacity

A comprehensive survey approach has been adopted, whereby the entire urban footprint has been surveyed on a desktop basis in accordance with the guidance set out in PPS12.

A sequential approach to the identification of sites was used. Firstly, focusing on those sites which have been previously allocated for housing and those with planning permission in place, followed by new sites which have been identified using a wide variety of data sources.

3.1.3 Character Areas

For the purposes of the UCS it is useful to identify key character areas whereby a specific density could be applied. Within the study areas outlined above, Lisburn City Centre appears to have a distinctive character whereby a higher density of development may be appropriate. The Lisburn City Centre Masterplan 2010 identified a range of opportunity sites which may be suitable for both residential and employment use.

The remainder of the study area is considered to have a similar residential typology and character for the purposes of considering density of development.

3.1.4 Developing the list of ‘Candidate Sites’

The purpose of this stage was to identify the sites which should be assessed within the UCS process. A proactive approach to site identification was utilised, whereby the team sought to identify any vacant and underused sites which were then subjected to further assessment on their suitability, availability and achievability.

3.1.4.1 Type 1: Zonings & Committed Sites

Committed housing and employment sites were identified through consolidation of the following sources:

Housing Sites

- 1. Existing residential zonings set out within the draft Belfast Metropolitan Area Plan (dBMAP) – the 2016/17 Housing Monitor** (correct to 31 March 2017) was used to establish the current status of these sites (i.e. those completed, underway or where no development has taken place).
- 2. Sites with existing planning permission (outline or full) at March 2017 for housing (which are not zoned as housing within dBMAP) - the 2016/17 Housing Monitor** (dated up to 31st March 2017).

NB, Housing Monitor sites with a yield less than 5 units have been excluded from this source and accounted for under ‘windfall’.

Employment Sites

1. Existing employment zonings set out in dBMAP – dBMAP used to identify these sites.

Note that some sites may have a valid planning permission for both residential and employment use.

3.1.4.2 Type 2: New Sites

New housing and employment sites have been identified through consolidation of the following sources of information:

Housing Sites

- 1. Identification of vacant land which has not been previously developed.** This does not include parks, playing fields and allotments. Professional judgement has been used when identifying sites. No specific size threshold was used when identifying sites, however if the potential yield fell below 5 residential units then the site was deemed to have an absolute constraint and for the purposes of this study considered as windfall.
- 2. Identification of derelict buildings which have been previously developed.** Sites & buildings which appear to be no longer in use, again applying 5 residential units as the threshold.
- 3. Potentially incompatible land uses.** Sites which may be considered incompatible with adjacent uses.
- 4. Combinations of separate, possibly underutilised sites.** Sites which together comprise an area of potential.
- 5. Sites in LCCC ownership.** Sites that have been kept ‘intact’, i.e. they have not been merged with any other adjacent or overlapping sites. This is because LCCC has control over these sites, so they can therefore be considered to be ‘available’ for development.
- 6. Sites owned by Government Departments and Agencies.** Data was available for some publicly owned land however we were not able to verify its accuracy.
- 7. Land identified for future housing or employment use in non-statutory Masterplans:**
 - a. West Lisburn Development Framework (2015)
 - b. Lisburn City Centre Masterplan (2010) and revised 2018.

Employment Sites

In relation to identifying possible employment sites, the same criteria above were used, however if the potential yield fell below 500m² of employment space then

the site was deemed to have an absolute constraint¹² for the purposes of this study. Additionally, sites / buildings which appear to be no longer in use, applying 500m² as the threshold.

3.1.4.3 Other land uses and conversions

If there remains an insufficient supply of land suitable for the growth requirements of the plan period following the initial assessment of Type 1 and 2 sites, other sources of land will be considered. As part of developing the evidence base, LCCC will review employment and housing land zonings where planning permission has not been taken up through a letter of intention to landowners and developers.

Preferred Option 6A of the POP seeks to re-designate the Blaris Major Employment Zoning as a mixed-use site reclassifying a proportion of the land for housing (no more than 50%) to facilitate development of the Knockmore Link Road. This could accommodate approximately 1500 additional residential units.

3.1.4.4 Call for Sites

It was not considered appropriate to undertake a ‘call for sites’ to inform the UCS at this point in the LDP process. The purpose of this UCS is to inform the housing strategy set out within the emerging Plan Strategy. A call for sites may be undertaken if required at a later stage.

3.1.5 Presentation of findings

All sites identified for inclusion in the UCS have been given a unique reference ID, mapped and recorded in a bespoke database. Policy constraints have not been considered at this stage and all sites are included for comprehensiveness. Constraints will be clearly set out and discussed at Stage 2, including where they severely restrict development potential.

3.2 Stage 2: Site Assessment Process

3.2.1 Identifying Constraints

To inform the site assessment process an exercise was undertaken to collate a wide range of information from various sources. The aim was to develop an evaluation approach which enables the assessment of sites in the context of policy, infrastructure and environmental constraints. The first stage was to identify sites that were subject to absolute constraints or other national or international designations that would mean the development of the site would likely cause significant social, environmental or economic harm in accordance with the objectives set out in the RDS 2035.

¹² See Section 3.2.1 for description of ‘absolute constraints’

Appendix C (Table 1) sets out the absolute constraints as well as justification for their use. Those that have been deemed to constitute an absolute constraint have been listed below:

1. Sites yielding less than 5 residential units of 500m² employment floor space;
2. Evidence that the site is being developed for an alternative use;
3. International Ecological Designations¹³;
4. National Ecological Designations¹⁴;
5. River (Fluvial) Floodplain; and
6. Areas of existing open space (as designated in draft BMAP).

UK guidance¹⁵ indicates that an important part of a desktop review of sites is to test again the appropriateness of previously defined constraints, rather than simply accepting them. Where a site falls *wholly* within one or more of these absolute constraints, it was not considered further in the UCS. Sites which only partially fall within an absolute constraint were retained in the assessment. However, the extent of the absolute constraint has been taken into consideration when determining indicative site yield.

3.2.2 Suitability

UK Guidance¹⁶ notes that assessing the suitability of sites or broad locations for development should be guided by:

1. The development plan, emerging plan policy and national policy; and
2. Market and industry requirements in that housing market or functional economic market area.

For this UCS the sites have been considered against policies set out in draft BMAP. For the purposes of the UCS, dBMAP provides the most relevant and up- to-date policy framework for the evaluation of sites. Sites zoned for residential or employment use within dBMAP and sites with planning permission are generally considered to be suitable for development.

UK Guidance states that the following factors should be considered when assessing a sites suitability:

1. Physical limitation or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;

¹³ At International level designation, there is one Special Protection Area (SPA) and Ramsar Site at Lough Neagh, therefore had no impact upon the site selection for the UCS.

¹⁴ At National level, there is a Nature Reserve at Belshaw's Quarry and a total of nine Areas of Special Scientific Interest (ASSIs) at Belshaw's Quarry, Leathemstown, Slievenacloy, Portmore Lough, Maghaberry, Ballynanaghten, Craigtantlet Wood, Lough Neagh and Clarehill. Clarehill is the only site within the study area.

¹⁵ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁶ Ibid

2. Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
3. Appropriateness and likely market attractiveness for the type of development proposed;
4. Contribution to regeneration priority areas; and
5. Environmental and amenity impacts experienced by would be occupiers and neighbouring areas.

Information used in the assessment of site suitability was gathered from a variety of sources and is detailed in Appendix C (Table 2).

The assessment was based on GIS analysis and site observations. The GIS analysis assisted with assessing the sites against national policies and designations to establish which have reasonable potential for development. The approach identified both assets and constraints.

It is acknowledged that certain constraints may result in a site being found unsuitable for development. However, depending on the extent and nature of the constraint, mitigation to overcome these issues may be possible. Professional judgement was used based on the information collated in the assessment above, whether on a whole the sites was suitable for development.

3.2.3 Availability

A site can be considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is owned by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

The following questions will be used to help determine if a site is available:

- Is there a willing land owner?
- Are there multiple owners / ransom strips?
- Is the site available now?
- Is the site likely to be available in 10 years' time?
- Are there any legal or ownership problems?
- What is preventing the site from being available and what measures could be taken to address this?

Information used in the assessment of site availability was gathered from a variety of sources, set out in Appendix C (Table 3).

A site will only be categorised as being unavailable where:

1. There is clear evidence that the landowner is not willing to see development come forward. It was not possible to confirm the willingness

of landowners at this time. LCCC have indicated that they will consider further how the willingness of landowners on zoned sites which do not have planning permission can be confirmed through a letter of intention as part of building the evidence base for the draft Plan Strategy.

2. There is an ongoing use which is not expected to cease within the Plan period.

Sites which include existing development have been classed as built out (and are therefore unavailable) if:

1. The development has recently been built out.
2. The development does not appear to be at the end of its life.

Sites which include existing development have *not* been classed as built out (and are therefore considered available) if:

1. There are opportunities for intensification or formalisation of current uses.
2. A planning application to change the use of the site has previously been submitted.
3. The current development is nearing the end of its life and it might be expected that it would be replaced over the Plan period.

3.2.4 Achievability

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This includes a judgement of the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period of time. The economic viability of a site can change over the course of the plan period, therefore LCCC should continue to monitor the viability of allocated sites during the plan period.

Information used in the assessment of site achievability was gathered from a variety of sources, as set out in Table 4 in Appendix C.

A site would only be categorised as being unachievable where no part of the site is considered to be deliverable within 15 years. The achievability assessment has not been subject to detailed assessment of the infrastructure (e.g. utilities) that would be required to unlock and service the development. The assessment has been based on high level constraints where data is available.

Section 5.6.3 outlines some of the work being undertaken by LCCC and other Government Departments to ensure the future growth of the district can be accommodated. It will be important for the LDP to take account of the timing and phasing of strategic infrastructure projects which may be required.

3.2.5 Suitable uses

Sites will be considered suitable for housing and/or employment uses on the basis of their surrounding uses, planning permissions on the site, and any other

information or professional judgement. The urban capacity has generally taken the approach set out in Table 1, however professional judgement has also been used on a site-specific basis where a new site appears to be better suited to either housing or employment use. This does not prohibit subsequent LDP policy or planning applications superseding this.

Table 1: Suitability assessment

Source	Character Area	Suitable for
HOUSING		
Housing Monitor	All	Housing
New sites identified in UCS	Lisburn City Centre and Town Centres of Hillsborough & Culcavy, Carryduff and Moira	Housing and/or employment
	All other areas (excluding existing employment locations)	Housing
EMPLOYMENT		
New sites in existing employment locations (draft BMAP)	All	Employment
Land zoned for employment in draft BMAP	All	Employment
West Lisburn / Blaris MEL	All	Employment and/or Housing
Purdysburn MEL	All	Employment
Planning granted for employment use	All	Employment

3.2.6 Site Yield

Calculating the potential yield of a site is a key aspect of the UCS, helping to understand the development potential of sites. However, it should be acknowledged that this is a high-level assessment only; further consideration of net developable areas and the appropriate quantum of development should be considered in liaison with landowners etc. at later stages of the LDP making process.

Where all or most of the site is subject to an unimplemented planning permission, this was reflected in the yield.

It should be noted that yields are gross, rather than net. Where sites might be considered for more than one use or for mixed use development, the yield is the maximum – i.e. what would be delivered if the site was used for that use only. Many new sites identified in Lisburn City Centre and the Town Centres to a lesser extent would be suitable for both housing or employment use. Section 4 presents several indicative scenarios for new sites in the City Centre, illustrating the potential yield should the sites come forward for various housing and employment use options.

3.2.7 Physical constraints

The net developable area of a site may not be the same as the total site area, in other words, there might be areas where physical constraints would make development unlikely. As ‘absolute constraints’ such as the fluvial flood plain have already been excluded (see Section 3.2.1), other site specific physical constraints identified are specific features which may impede the development of the site.

The site left after physical constraints is therefore the remainder of the site once these physical constraints have been discounted. Please note, whilst scheduled ancient monuments or areas have been used as a physical constraint, the presence of listed assets or areas of archaeological interest have not been as they do not necessarily preclude development.

3.2.8 Development densities

Sites assessed to be suitable for multiple uses have been tested for each land use separately. Guidance suggests that the development potential of each identified site should be guided by the existing or emerging plan policy.

3.2.8.1 High level density assessment

Housing

It is important to consider indicative densities which are suitable to the location of the site and in line with regional and local planning policy. This was only applied to new sites identified, as the approved yield was used for those sites with planning approval. Where a planning application is pending but not yet approved, the proposed yield has been assumed.

Density Analysis

Analysis (carried out by LCCC) of all Housing Monitor sites within the settlement development limits set out in draft BMAP, provided the following density ratios:

- Lisburn City Centre has an average density of 118 dwellings per hectare; and
- The remaining area has an average density of 25 dwellings per hectare.

Higher density development is appropriate within Lisburn City Centre. The UCS presents the results for new sites based on a range from 120-160 dwellings per hectare.

Outside Lisburn City Centre, a range has also been provided between 25-35 dwellings per hectare, which takes account of the aspiration to increase densities as set out in the RDS and SPPS.

Table 2: Density analysis of committed housing sites

Location	Density on Completed Housing Monitor Sites (units per hectare)	Density on all Monitor Sites (units per hectare)
Lisburn City	25	26
Lisburn City Centre	78	118
Lisburn Greater Urban Area	38	36
Castlereagh Greater Urban Area	20	19
Moira	19	20
Carryduff	24	24
Hillsborough	20	21

Employment

It is important to distinguish between the different types of employment use, for example offices (Class B1(a)) would have different density requirements than general industrial use (Class B3)¹⁷.

An analysis of several recently approved and pending office developments within the City Centre was undertaken to establish an average gross density. This analysis estimated that the average gross density of office development in the City Centre is currently approximately 20,000m² per hectare¹⁸.

For new sites in existing employment locations a site coverage of 40% has been used as a high-level indicator across all employment sites.

Where information was available on the approved or proposed densities for specific employment schemes this has been used. For large mixed-use sites, we have also made use of information publicly available through, for example, the pre-application consultation process.

3.3 Stage 3: Windfall Housing Allowance

3.3.1 Policy background

Guidance on the treatment of windfall development, that is, sites which become available unexpectedly and are therefore not identified as available in the plan-making process, is provided in the SPPS:

Allowance for windfall housing (SPPS, p72)

Windfall potential is central to the assessment of future housing land requirement and is a key element of the urban capacity study. Windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the course of the plan period. In line with the objectives of the RDS it is necessary to make full allowance for this when

¹⁷ The Planning (Use Classes) Order (Northern Ireland) 2015, available at <http://www.legislation.gov.uk/nisr/2015/40/contents/made>

¹⁸ Refer to separate Office Study for details on office developments

deciding the number of sites to identify for development in the plan to prevent excessive allocation of housing land. The scale of the windfall housing allowance will vary from area to area and may depend on the approach taken to the urban capacity study. Allowance can be made on the basis of examining past trends in windfalls coming forward for development and estimating likely future windfall potential. It is recognised that there are a range of methodologies for calculating windfall. The methodology used should be robust and care should be taken to avoid under-estimation of windfalls. Windfall should be regularly monitored because of its dynamic and changing nature, with monitoring data factored into the plans housing allocation when the LDP is

3.3.2 Approach

Windfall sites can be of any size and will depend on the approach taken to zoning within the Local Development Plan. The UK guidance for HELAA's¹⁹ recommends that the UCS should identify sites yielding 10 units or 0.25 ha in size. Due to the context of Lisburn and the importance of smaller sites which have the ability to make a significant contribution to the urban capacity, it was considered that 5 units was an appropriate threshold. This UCS has sought to identify sites which may yield 5 or more units, therefore classifying small sites yielding less than 5 units as windfall.

It is recognised that there may be larger sites which have not been allocated for housing in the Local Development Plan which may become available during the plan period. These will also be classified as windfall; however, it is more difficult to estimate how many of these will become available.

In order to assess whether windfall development is expected to continue to provide a reliable source of supply, the following approach is recommended in the UK guidance:

1. The historic annual number of houses delivered on small windfall sites should be analysed.
2. Existing and proposed housing-related policies should be reviewed to ascertain whether the historic trend might be supported or curtailed by the changing policy framework.

Any additional evidence on the likelihood of sites to come forward as windfall development should be taken into account.

3.4 Stage 4: Assessment Review

Following the site assessments, the development potential of all sites was collated to produce an indicative trajectory, helping to review the assessment. The methodology used to produce the indicative trajectory is provided below.

3.4.1 Housing trajectory

UK guidance suggests that, once sites have been assessed, the development potential of all sites should be collated in order to produce an indicative trajectory. The trajectory sets out how much development can be provided and at what point

¹⁹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

over the plan period. The trajectory helps to consider whether enough deliverable and developable sites have been identified to meet need in the district.

This section will present the indicative housing delivery trajectory up to 2032 (the end of the plan period), based on all the sites considered to be deliverable and developable and on general assumptions. It should be acknowledged that this does not set out a detailed annual trajectory, and (by virtue of the stage of the plan making process) does not take into account policy considerations (for example the delivery of housing may be influenced by policies relating to economic growth and market conditions). For this reason, the trajectory should be viewed as indicative only.

3.4.1.1 Approach

Information on suitability, availability, achievability and constraints was used alongside professional judgement to assess the timescale within which the sites with development potential are capable of development – the method for assessing phasing is set out in below. Sites are categorised into the following time periods:

1. 0-5 years (2017-2022) ('deliverable'²⁰)
2. 6-10 years (2022-2027) ('developable'²¹)
3. 11-15 years (2027-2032) ('developable')
4. Beyond 2032

The allowance for windfall development is set out in Section 5 of this report.

3.4.1.2 Phasing assumptions

For the majority of the sites, the following assumptions in relation to phasing have been made (see Table 3 and Table 4). These are based on professional judgement as well as historic lead in times and build out rates in the district. Committed housing sites currently under construction and those with current planning consents for new build housing are more likely to come forward in the short term.

Table 3: Lead-in times

Planning permission	Fewer than 50 units	50 units and above
Reserved matters / full planning permission	1 year	2 years
Sites without planning permission	2 years	3 years
Justification:		

²⁰ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

²¹ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

1. Lead in times likely to be influenced by planning status – the more advanced through the planning system, the less time required to start on site.
2. Lead in times likely to be influenced by quantum of development – larger schemes are likely to take longer to negotiate agreements and discharge pre-commencement conditions.

Table 4: Build out rates (residential)

Site yield	Annual build out rate
Up to 25	10
26-50	15
51-100	20
101-200	30
Over 200	55
Justification:	
<ol style="list-style-type: none"> 1. Larger sites are likely to release more houses to the market in any given year. 2. Very large sites (over 200 units) may have more than one developer involved, further increasing build out rates 	

3.4.1.3 Insufficient supply

If there remains an insufficient supply of land suitable for the development needs of the Council following the assessment of Type 1 and 2 sites, then other land uses and conversion may be considered.

3.5 The scope of the UCS Evidence

The UCS evidence base will be made up of an assessment of each site based on the factors set out above and an overview of the main findings of the assessment.

The remainder of this report includes the following:

1. A database of all sites considered, cross referenced to their locations on maps;
2. An assessment of each site or broad location, in terms of suitability for development, availability, and achievability;
3. A high-level conclusion on the sites viability and time-frame for development;
4. A list of those sites which have been excluded from assessment and why;
5. Identification of constraints and how and when they might be overcome;
6. A conclusion as to the most appropriate use for the site;
7. An indicative trajectory of anticipated development; and

8. Any other information relevant to the process and implications / recommendations for the LDP.

4 Housing & Employment Land Availability

4.1 Type 1: Zonings & Committed Sites

Housing

In total **187 Housing Monitor** sites are included in the UCS²², yielding 9,944 residential units. This excludes sites which were yielding less than 5 residential units. 46 sites were found to sit either fully or partly outside the 2012 urban footprint²³. These sites have a capacity of approximately **6,126 housing units**, the majority of which are likely to be detached or semi-detached dwellings.

141 sites within the urban footprint generate an indicative gross housing yield of around **3,818 housing units**.

Table 5 provides a breakdown of committed sites by character area.

Table 5: Breakdown of committed sites by character area.

Character Area	No of sites	Yield
Inside Urban Footprint		
Lisburn City Centre	11	322
Greater Urban Area	130	3,496
Outside Urban Footprint	46	6,126
TOTAL	187	9,944

Housing Types

A high-level analysis of the type of housing likely to come forward from committed sites was carried out using data from the Housing Monitor and particularly the proposal descriptions on planning applications²⁴, based on the primary house type. Many development sites will provide a mix of housing types. Approximately 27% of committed housing units are likely to be apartments and approximately 70% are likely to be either detached or semi-detached.

Table 6: High level assessment of housing type (committed sites)

Type of housing	No of units	Estimated %
Apartment	2,693	27%
Townhouse	186	2%
Terraced	70	1%

²² Several Housing Monitor sites that extended beyond the Urban Footprint were split into two Urban Capacity Site references, thus enabling an estimation of the quantum to be situated inside and outside the Urban Footprint.

²³ This is based on the estimated 'remaining potential' of each site at 31st March 2017 as recorded in the LCCC Housing Monitor

²⁴ Not all HM sites have planning permission. For those with no planning history, the house type is based on the character of the surrounding area.

Type of housing	No of units	Estimated %
Semi-detached	5,311	53%
Detached	1,740	17%
Bungalow	0	0%
TOTAL	9,944 ²⁵	100%

Employment

Committed employment sites are those sites designated as one of the following in draft BMAP:

1. Existing employment
2. Land zoned for employment
3. Mixed use zonings

25 sites were identified within existing or proposed land zoned for employment use and Purdysburn mixed use major employment location. One site was subsequently excluded due to it already being utilised for employment use. The remaining sites equate to approximately 236 hectares²⁶. This could generate approximately **946,395m²** of employment floorspace at 40% site coverage.

4.2 Type 2: New sites

The findings can be summarised as follows:

1. **111 new sites** were identified in total – 80 within the urban footprint and 31 outside the urban footprint but within the draft BMAP settlement limits.
2. **41 sites** were retained after absolute constraints and the assessment of suitability, availability and achievability was undertaken. **29 sites** were located inside the urban footprint and **12 sites** located outside the urban footprint.
3. Within Lisburn City Centre **16 sites** were identified as being suitable for housing or housing and employment. If all 16 sites were developed for housing they could provide an indicative yield of between **593-773 housing units** at a density range of 120-160dph respectively. Alternatively, the sites which were deemed suitable for either housing or employment could generate approximately **23,220 m²** gross employment floorspace. It is likely that the type of development would be either apartments or Class B1(a) business use.

²⁵ Includes all sites both inside and outside the Urban Footprint

²⁶ Note, this accounts for approximately 50% of Blaris MEL being allocated for housing, as set out in the Preferred Options Paper.

4. **13 sites** in the greater urban area were suitable for housing with an indicative range of **174-243 housing units** at a density range of 25-35dph respectively.
5. **12 potential housing sites** were identified outside the urban footprint but within the draft BMAP settlement limits. These sites could yield between **270-382 housing units** at a density range of 25-35dph respectively.

Table 7: New sites in Lisburn City Centre (includes sites suitable for housing only and housing and/or employment)

Character Area	No of sites	Gross Site Area (ha)	120 dph	160 dph
Lisburn City Centre	16	5.03	593	773

Table 8: New sites in the greater urban area (all suitable for housing only)

Character Area	No of sites	Gross Site Area (ha)	25 dph	35 dph
Greater urban area	13	8.5	174	243

Table 9: New sites outside urban footprint and within settlement limit (all suitable for housing only)

Character Area	No of sites	Gross Site Area (ha)	25 dph	35 dph
Outside urban footprint and within settlement limit	12	11.26	270	382

Housing Types

As part of the analysis a high-level consideration of the typology of housing likely to come forward from new sites has been undertaken. Many of the opportunity sites will provide a mix of housing types. Table 10 provides a breakdown and includes those sites within Lisburn City Centre that may be suitable for both housing and employment use.

Table 10: High level assessment of housing type within urban footprint (based on density of 120 dph within Lisburn City Centre and 25 dph within the Greater Urban Area)

Housing type	No of units	Estimated %
Apartments	585	76%
Semi-detached	98	13%
Detached	22	3%
Terraced	N/A	N/A
Townhouse	62	8%
Bungalow	N/A	N/A
TOTAL	767	100%

4.3 Type 1& 2 Assessment Summary

It should be noted that the potential outlined in the previous tables are gross yields. Some of the sites have existing development which could be redeveloped or intensified. Where sites might be considered for more than one use or for mixed use development, the yield is the maximum (i.e. - what would be delivered if the site was used for that use only).

Existing planning designations have been flagged in the assessment however these would need to be considered further as part of site selection later in the LDP process as well as any potential future planning applications. Sites deemed to be 'unavailable' for development, was largely due to the fact that they had already been built out or currently being developed for an alternative use. There are many sites where land ownership is currently unknown, or where it has not been possible to confirm the current willingness of the landowner to develop the site. LCCC should take reasonable steps to ensure that sites allocated for housing in the LDP are 'available' and that data on landowner 'willingness' remains robust and up-to-date.

A summary of the assessment is provided in Tables 11 and 12²⁷.

1. Urban Capacity ranges from an indicative yield of **4,162** gross residential units to **4,585** should all those sites suitable for both housing and employment come forward for housing.
2. Including committed sites and new sites identified outside the urban footprint but within the draft BMAP settlement limits, the figures rises to **10,558** gross residential units should only those deemed suitable for housing be developed to **10,981** should all sites suitable for both housing and employment come forward for housing.
3. Approximately **946,395m²** gross employment floorspace is available from committed employment sites²⁸ and new sites identified. This increases to an indicative capacity of approximately **969,615m²** should all those sites suitable for either employment or housing come forward for employment uses.

²⁷ Applying densities of 120dph within Lisburn City Centre and 25dph in the Greater Urban Area. ²⁸ Note, this accounts for approximately 50% of Blaris MEL being allocated for housing, as set out in the Preferred Options Paper. Includes Purdysburn MEL. The Maze Strategic Land Reserve has not been included.

Table 11: Summary of land availability – Housing (including sites outside the urban footprint)

	Housing (units)				
	Committed Sites ^(A)	New Sites		Total	
		Housing Sites ^(B)	Housing / Employment Sites ^(C)	Just Housing Sites ^(A+B)	All (100% Housing) ^(A+B+C)
Lisburn City Centre	322	170	423	492	915
Greater Urban Area	3,496	174		3,670	3,670
Urban Capacity	3,818	344	423	4,162	4,585
Outside Urban Footprint	6,126	270		6,396	6,396
Whole Study Area	9,944	614	423	10,558	10,981

Table 12: Summary of land availability – Employment

	Employment (sq m)				
	Committed Sites ^(D)	New Sites		Total	
		Employment Sites ^(E)	Housing/ Employment Sites ^(F)	Just Employment Sites ^(D+E)	All (100% Employment) ^(D+E+F)
Lisburn City Centre			23,220	0	23,220
Greater Urban Area	946,395			946,395	946,395
Whole Study Area	946,395	0	23,220	946,395	969,615

4.4 Other land uses and conversions

The reallocation of lands at West Lisburn / Blaris MEL would add an additional 1500 (at a density of 25 units per hectare) residential units outside the urban footprint.

When West Lisburn / Blaris MEL is included the figures rise to **12,058** gross residential units should only those deemed suitable for housing be developed to **12,481** should all those sites suitable for both housing and employment come forward for housing.

5 Windfall

5.1 Policy background

The SPPS highlights that *‘windfall potential is central to the assessment of future housing land requirement and is a key element of the urban capacity study’*. *Windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the course of the plan period*²⁹.

The SPPS goes on to note that a ‘full allowance’ should be made when deciding the number of sites to identify for development in the plan to prevent excessive allocation of housing land.

Allowance can be made on the basis of examining past trends in windfalls coming forward for development and estimating likely future windfall potential. It is recognised that there are a range of methodologies for calculating windfall.

5.2 Approach

Windfall sites can be of any size. As noted in the SPPS it is important to take account of the approach taken to the UCS. This UCS sought to identify potential development sites which would yield 5 or more residential units. Small windfall sites are those which fall below this threshold. As the UCS has not sought to identify small windfall sites, there is a greater likelihood that the historic trend for small sites will continue. The historic trend for larger sites is more likely to be influenced by a change in policy approach, for example through a more proactive approach to the zoning of land, therefore it is more difficult to assess how the future trend will be impacted. In order to assess whether small sites windfall development is expected to continue to provide a reliable source of supply, the following approach has been used:

- The historic annual number of houses delivered on small windfall sites has been analysed.
- Existing and proposed housing-related policies have been reviewed to ascertain whether the historic trend might be supported or curtailed by the changing policy framework.
- Any additional evidence on the likelihood of sites to come forward as windfall development has been taken into account.

5.3 Historic windfall delivery

An historical analysis of windfall across LCCC using Housing Monitor Data is shown in Table 13. These figures relate to planning permissions granted. Over the last 15 year period (2002-2017), small windfall sites (yielding less than 5 units) produced **569 housing units with an average of 36 units per annum** within the

²⁹ SPPS, p72

urban footprint. **Over the plan period 2017-2032 this results in a potential 540 additional dwellings.**

Sites above this threshold on ‘unzoned land’ provided a significant contribution of **3,012 housing units** with an average of **188 units per annum**. **Over the plan period 2017-2032 this results in a potential 2,820 additional dwellings.**

Table 13: Historical Windfall Data (provided by LCCC and derived from the Housing Monitor database) based on housing completions.

Year	1-4 Units	5+ Units	Total for Year
2002	47	162	209
2003	44	81	125
2004	40	65	105
2005	54	222	276
2006	46	533	579
2007	55	397	452
2008	61	312	373
2009	62	267	329
2010	45	260	305
2011	23	67	90
2012	21	161	182
2013	20	103	123
2014	18	15	33
2015	10	192	202
2016	9	103	112
2017	14	72	86
Overall Total (2002-17)	569	3,012	
Average Per Annum	36	188	

A relatively simple method for estimating a general trend in a set of data is to add a linear trend line to a chart. A trend line is similar to the line used to show results within a chart. In some circumstances the use of a trend line is an aid in forecasting future figures. When applying a trend line to overall windfall completions carried out between 2002 and 2017 (i.e. the longer historic period) the overall linear trend appears to be sharply contrasted with a significant decline post 2011 (Figures 1 and 2). When we consider trend analysis of windfall completions over the previous 5 year period (i.e. from start of HGI period 1st April 2012-31st March 2017) the trend line is relatively static and suggests a lower uptake than experienced over the longer historic period (Figures 3 and 4). Over the plan period 2017-2032 this results in a potential 240 additional dwellings on small windfall sites and 1,605 on larger windfall sites (5 units and above) (See Table 14).

Figure 1: Historical Windfall Data 2002-2017 (1-4 units)

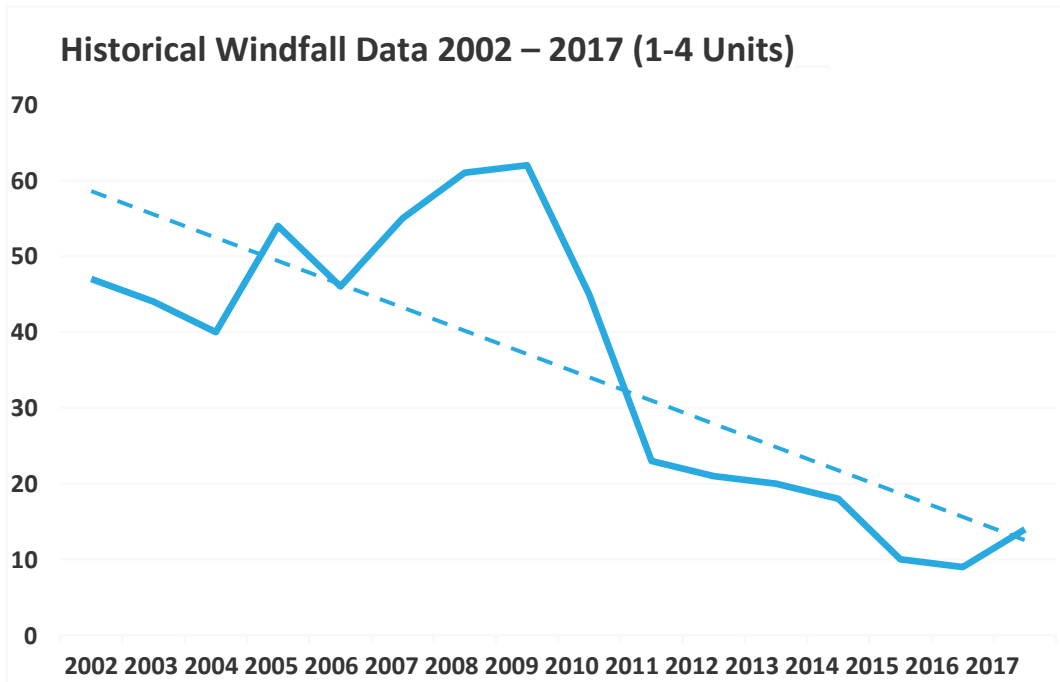


Figure 2: Historical Windfall Data 2002-2017 (5+units)

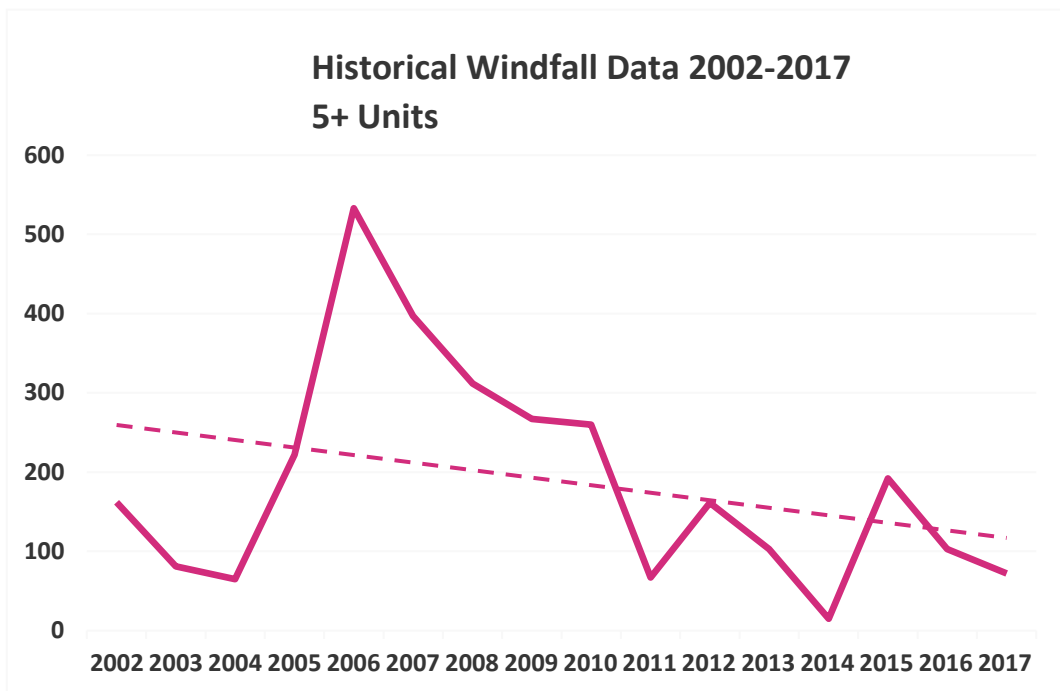
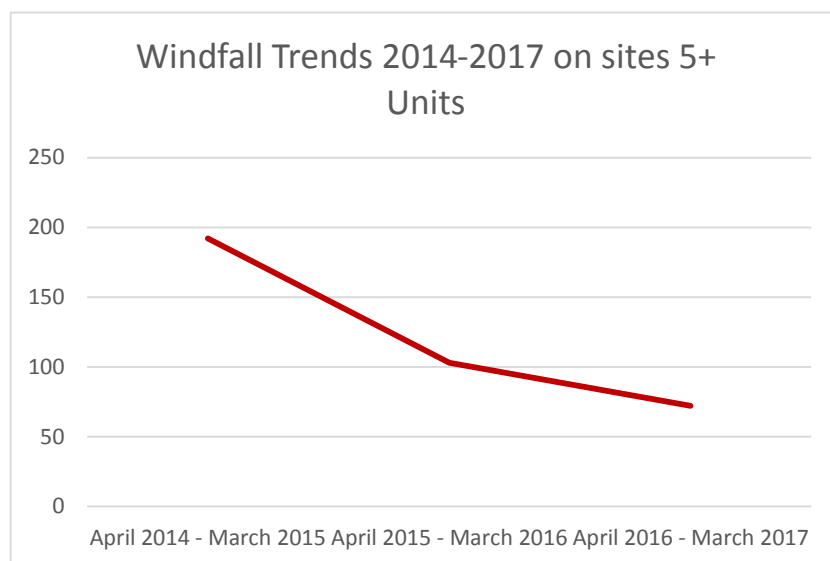
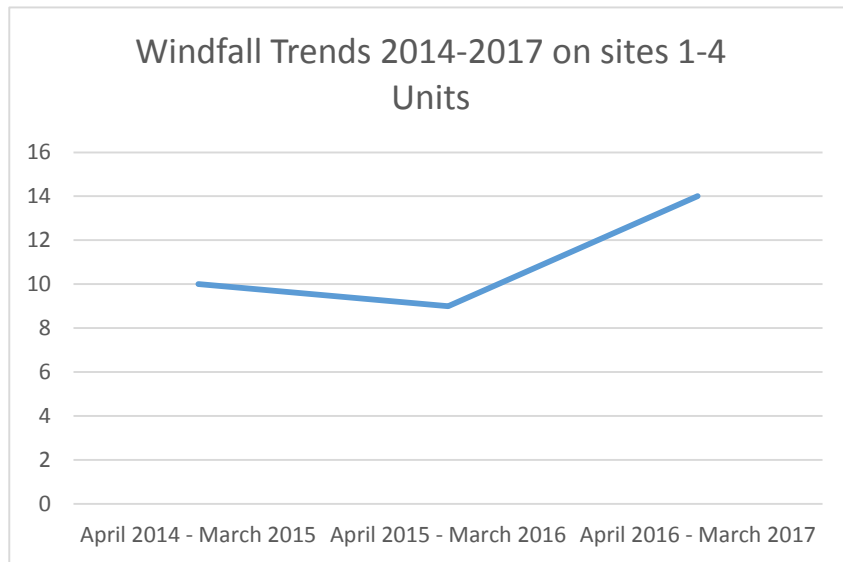


Table 14: Trends over the period 2012-2017 (data provided by LCCC and derived from the Housing Monitor database)

Year	1-4 units	5+ units	Total
April 2012 - July 2012 (start of HGI – 4 month period)	8	54	62
Aug 2012 - July 2013	20	103	123
Aug 2013 - March 2014 (8 month period)	18	15	33
April 2014 – March 2015	10	192	202
April 2015 – March 2016	9	103	112
April 2016 – March 2017	14	72	86
Overall Total 2012-2017 (5 year period)	79	539	
Annual Per Annum	16	107	
Plan Period (15Yrs) Projected	240	1605	

Figure 3 & 4: Windfall Trends 2014-2017 (1-4 units) & (5+ units)



5.4 Potential Future Windfall Trends

In considering future windfall potential it is important to understand whether the emerging policy framework is either:

- more restrictive of windfall development (therefore a lower rate of delivery might be expected); or
- more supportive of windfall development (therefore a higher rate of delivery might be expected).

5.4.1 Draft Belfast Metropolitan Area Plan

The BMA Housing Strategy aims to:

- accommodate delivery of a level of housing growth in accordance with the RDS direction on managing housing growth and distribution;
- achieve revitalised and compact urban areas by accommodating as much housing as possible within existing urban footprints;
- secure higher density development within urban areas while protecting the quality of the urban environment, particularly the character, amenity and environmental quality of established residential areas;
- where necessary, identify locations for urban extensions elsewhere, avoiding significant environmental constraints, achieving compact urban forms and respecting well defined physical boundaries;
- create the development of balanced local communities and provide housing choice by achieving a mix of tenures and meeting identified needs for social housing;

- support the network of service centres based on towns, villages and small settlements in the Metropolitan Rural Area; and

5.4.2 Local Development Plan 2017-2030 - Preferred Options Paper (March 2017)

The POP published in March 2017 provides some insight into the potential future policy framework for housing in the district. It seeks to “*enable sustainable communities and delivery of new homes*” by 2032 through the development of a spatial strategy that addresses the following requirements:

- Key Issue 1: The Settlement Hierarchy

To support the existing settlement hierarchy across the council area, recognising Lisburn & Castlereagh as a growth area for new homes reflective of its strategic location.

- Key Issue 2: Facilitating Future Housing Growth (Settlement)

To support the Council’s towns, villages and small settlements as vibrant and attractive service centres providing a level of homes appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development.

- Key Issue 3: Facilitating Sustainable Housing in the Countryside

To support the provision of housing to cater for a range of types and tenures and the need to support social housing.

- Key Issue 4: Education, Health, Community and Cultural Facilities

To support rural communities by providing appropriate opportunities for housing in the countryside that supports sustainable patterns of development.

5.5 Windfall Summary

The draft BMAP in the plan process contained a substantial quantum of ‘whitelands’ ie: unzoned land which has influenced the windfall figure particularly for larger sites. It is too early to draw robust conclusions on the how the emerging policy context could impact on future windfall rates. Windfall will be directly influenced by the number of sites zoned for housing which will be determined at the Local Policies Plan stage. As the UCS did not seek to identify small housing sites (yielding below 5 units), and it is unlikely that the Local Policies Plan will zone small sites for housing, it is a fair assumption that the historical windfall trend for small sites will continue. The windfall trend for larger sites will be influenced by the approach to zoning which is decided in the Local Policies Plan. The UCS should be reviewed following the Plan Strategy stage and at regular stages during plan implementation. Future monitoring will take account of variations and appropriate allowances will be made throughout the Plan period.

As the Local Policies Plan progresses, the Council should continue to assess the impact that its policies might have on the delivery of windfall sites, and whether this impact should be reflected in any windfall assumption.

Applying Discount Rates to the Future Windfall Allowance

A discount rate can be applied to both the delivery of identified consented sites and housing allocations to allow for uncertainty within the market. This discount rate is usually around 10%.

A discount rate for the future supply of housing from windfall sites (i.e. as yet unidentified windfalls without the benefit of consent) has been considered especially in the case of small sites below 5 units but not exclusively. This acknowledges that the capacity of unidentified sites to accommodate future windfall development is finite within a constrained urban area.

Applying this discount rate to the figures in Table 14 suggests that windfall over the plan period could be reduced to 216 residential units for small windfall sites (<5 units) and 1,444 residential units for larger sites (5 and over).

5.6 Assessment Review

5.6.1 Housing trajectory

5.6.1.1 Overview

UK guidance suggests that, once sites have been assessed, the development potential of all sites should be collated in order to produce an indicative trajectory. The trajectory sets out how much development can be provided and at what point over the Plan period. The trajectory helps to consider whether enough deliverable and developable sites have been identified to meet need in the district. The actual delivery of housing will be influenced by market demand and other factors.

This section presents the indicative housing delivery trajectory for the LCCC area up to 2032 (the end of the Plan period), based on all the sites considered to be deliverable and developable and on general assumptions. It should be acknowledged that this does not set out a detailed annual trajectory, and (by virtue of the stage of the plan making process) does not take into account policy considerations. For this reason, the trajectory should be viewed as indicative only.

Using the approach described in Section 3.4, the indicative trajectory is set out in Table 15.

Table 15: Indicative trajectory

	Number of Sites in Development	Housing Yield ³⁰ (Indicative)	Small Windfall Sites (< 5 units) Avg 16 pa	Large Windfall Sites (> 5 units) Avg 107 pa
2017-2022	228	7,341	72	459
2023-2027	41	2,812	72	459
2028-2032	5	936	72	459
2032 onwards	3	1,391	-	-
TOTAL	N/A	12,481*	216	1,377

The trajectory illustrates that there is likely to be sufficient housing sites available to satisfy the estimated growth of Lisburn over the plan period. Based on the average annual requirement of approximately 738 units, the 5-year requirement would be 3,690 units. The indicative trajectory suggests that 7,341 units could be delivered on committed or new sites over this period, not including potential windfall which could yield 72 units for small sites to 459 for all sites should historical trends continue.

³⁰ The yield includes all sites suitable for housing or housing and / or employment at densities of 25dph in the Greater Urban Area and 120dph in Lisburn City Centre. The reallocation of 50% of West Lisburn / Blaris for housing has also been included. We 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 to be obtained.

5.6.2 Assessment review

Housing

Table 16 compares the indicative yield against the objectively assessed need target.

Table 16: Housing Assessment Review

	Requirement	Range (includes small windfall sites under 5 units)
Need or HGI (2012-2025)	9,600	-
Emerging LDP requirement (2017-2032) – entire Council area.	12,177 units ³¹	12,274 ³² – 12,697 ³³
5-year supply required	4,059 ³⁴	7,413 ³⁵
60% within Urban Footprint	7,306 units	4,378 (36%) – 4,801 ³⁶ (40%)

The main findings are as follows:

1. Overall Lisburn and Castlereagh can meet the housing growth requirements over the plan period when including small infill sites (< 5 units). Please note larger windfall sites could also contribute to the housing supply over the plan period, however these have not been included in the summary above. It is also important to note that the smaller settlements and villages which are not included within this study will contribute to meeting housing needs.
2. Approximately 36-40% of the LDP growth requirement can be accommodated within the urban footprint of settlements with a population greater than 5,000 population (Lisburn City, two Greater Urban Areas of Castlereagh and Dundonald alongside the towns of Carryduff, Hillsborough & Culcavy and Moira). This is short of the 60% target set by the RDS, however does not account for housing supply that may be delivered on larger windfall sites (5 units and above) that could come forward within the urban footprint.

³¹Based on the HGI plus 10%

³²Includes all committed and new sites suitable of housing within the draft BMAP settlement limits and the reallocation of 50% of West Lisburn / Blaris for housing. Based on densities of 120dph within Lisburn City Centre and 25dph in the Greater Urban Area

³³Includes all committed and new sites suitable of housing and housing and/or employment within the draft BMAP settlement limits and the reallocation of 50% of West Lisburn / Blaris for housing. Based on densities of 120dph within Lisburn City Centre and 25dph in the Greater Urban Area,

³⁴One third of the total requirement (see footnote 31)

³⁵This is an indicative figure based on the housing trajectory (Table 15), including the windfall figure for small sites over the 5-year period.

³⁶Note – this does not include larger windfall sites.

3. These figures should be viewed in the context of the UCS's role as a 'policy neutral' assessment. A number of the sites judged to be suitable for development in the assessment may not meet the strategic objectives of the Council. It is the role of later stages of plan making to consider which sites should be allocated in the Local Policies Plan.
4. The Council should continue to monitor the trajectory, and take into account any updated information or assumptions in relation to its inputs, e.g. completions, housing land supply and the windfall allowance.

Employment

Table 17: Employment Assessment Review

	Requirement	Range
Emerging LDP requirement (2017-2032) – entire Council area.	283 Hectares	236 – 240
	1,132,000m2 @ 40% site coverage	946,395 - 969,615

There is a slight shortfall in land available to meet the emerging LDP requirement, however the figures above do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land.

5.6.3 Infrastructure Considerations

5.6.3.1 Transport

The Department for Infrastructure (DfI) is currently progressing the Belfast Metropolitan Area Transport Study process by developing the Belfast Metropolitan Transport Strategy (BMTS) in conjunction with the Local Development Plan Draft Strategies being prepared by the Councils within the Belfast Metropolitan Area. These Councils are:

- Lisburn and Castlereagh City Council
- Antrim and Newtownabbey Borough Council
- Ards and North Down Borough Council
- Mid and East Antrim Borough Council

It is expected that the Belfast Metropolitan Area Transport Plan will be initiated following the completion of the BMTS and in conjunction with the respective Local Policies Plans.

The BMTS and BMTP will complement the Local Development Plan Strategy and Policies Plan in each respective area within the BMA.

This transport study is likely to test a number of illustrative transport measures and in turn to compile and test a range of comprehensive illustrative transport networks, each of which represent potential strategic directions for transport investment for the Department. This will also assess the transport impacts of alternative potential land-use development scenarios. The aim of the transport strategy is to explore how land-use planning and transport planning might be best integrated to achieve the DfI's and the Councils' objectives.

It is important that the BMTS takes account of envisaged growth across the BMA and major proposed changes in housing, population and in employment & services to 2035.

Knockmore Link Road

The West Lisburn Development Framework and Preferred Options Paper highlights the importance of the Knockmore Link Road as the key piece of infrastructure required to unlock the development potential of West Lisburn. This will be crucial to the delivery of the proposed mixed-use development including housing.

6 Conclusions and Recommendations

The findings of the UCS will be used, alongside other evidence base documents, to inform the production of the Plan Strategy. In particular, the UCS will be used to inform development options for further consideration. It is important to note that the classification of a site as suitable, available and achievable in this assessment does not constitute an allocation in the LDP.

1. To summarise, this UCS has indicated that there is sufficient supply of housing and employment land for the LDP period.
2. Owing to the settlement pattern (i.e. a largely suburban form of development across all 6 identified areas) and the significant housing zonings that were designated in draft BMAP which fall largely outside the urban footprint, the RDS requirement to locate 60% of future housing within the urban footprints of settlements with a population greater than 5,000 population cannot be achieved. It is estimated that approximately 36-40% is achievable depending on the how much housing comes forward in Lisburn City Centre. This is based on densities of 120dph within Lisburn City Centre and 25dph in the Greater Urban Area. When applying densities of 160dph within Lisburn City Centre and 35dph in the Greater Urban Area, there is a marginal impact of an additional 2%, due to the limited number of new sites within the urban footprint. There is also the potential to yield additional units from committed sites should developers seek amendments to existing planning permissions. This does not include potential supply from larger windfall sites.
3. The Council should continue to regularly update the UCS and indicative trajectory as new sites are put forward and the status of sites change (for example a site may get developed for an alternative use) and updated information becomes available.

Recommendations:

1. **Availability.** Both the RDS and SPPS emphasise the need to have an ‘adequate and available’ supply of quality housing and employment land. LCCC have indicated that they will issue a ‘letter of intention’³⁷ to establish the availability of housing and employment sites which were zoned (but with no planning permission) as part of developing the evidence base in relation to this issue.
2. **Density.** This report presents the urban capacity findings for Type 1 (committed sites) and Type 2 (new sites) and also illustrates the findings should 50% West Lisburn / Blaris be reallocated for housing. We recommend that LCCC review the findings and consider whether further assessment is required, particularly with regard to encouraging higher densities within the urban footprint to meet the 60% target set by the RDS. It is appreciated that the settlement pattern limits how this can be readily

³⁷ LCCC have indicated that they will issue letters to those sites which have been zoned for housing within draft BMAP but have not yet come forward for development or have submitted or achieved planning permission. The process should assist with determining the ‘availability’ of these sites.

achieved. In addition LCCC are assessing their approach to housing allocation which will consider the land available beyond the urban footprint and within the settlements limit.

3. **Achievability.** Most sites have been assessed to be achievable within the LDP period. The economic viability of a site can change over the course of the plan period; therefore, LCCC should continue to monitor the viability of allocated sites during the plan period. An open book approach should be encouraged with developers on a site by site basis as part of pre-application discussions to inform the Council's understanding of current viability. Achievability is also based on the extent to which infrastructure capacity constraints exist. It will be important to further consider infrastructural constraints when allocating sites in the LDP and align the LDP with emerging infrastructure strategies such as the Belfast Metropolitan Transport Strategy. The delivery of the Knockmore Link Road is crucial to unlocking the additional housing units should West Lisburn / Blaris be rezoned as mixed use.
4. **Windfall.** As the Local Policies Plan progresses, the Council should continue to assess the impact that its policies might have on the delivery of windfall sites, and whether this impact should be reflected in any windfall assumptions. Urban capacity ranges from 4,378 – 4,801 which includes an average of 14.4 units per annum from small windfall sites below 5 units. If the historical trend for larger windfall sites yielding 5 or more units was to continue at an average of 91.8 units per annum, an additional supply of 1,377 units would be available. Windfall will therefore be considered taking into account the historical trends and estimated likely future windfall potential.
5. **Zoning.** The approach taken to the zoning of sites in the Local Policies Plan will be important in order to achieve the appropriate mix of residential and employment uses. Mixed use sites in Lisburn City Centre will be particularly important to stimulate growth and increased footfall. This can be achieved through the preparation of Development Briefs for key sites which are in public ownership such as the Linenhall Street Car Park and the Health Centre site following relocation.
6. **Objectively Assessed Need.** The UCS indicates that the required growth of 12,177 units can be achieved through committed sites, new sites as identified and the reallocation of 50% of West Lisburn / Blaris for housing. The UCS has identified the potential for 270 units to be provided on new sites outside the urban footprint (within the settlement limits). These sites will not be required to meet the required requirement of 12,177 units. It will also be important to consider the supply of housing land in smaller settlements in the settlement hierarchy and the rural area which will contribute to this growth target over the plan period.
7. Committed housing sites outside the current urban footprint will contribute approximately 50% of the (6,126 units) growth target, therefore will be an essential source of supply.

8. **Employment Land.** There is a slight shortfall in land available to meet the emerging LDP requirement³⁸, however the figures do not include the Maze Strategic Land Reserve which has the potential for an additional 141 hectares of employment land.

³⁸ Indicative range of 946,395 - 969,615m² employment land available versus a requirement of 1,132,000m²

Appendix A

Policy and Literature Review

A1 Regional Development Strategy (RDS) 2035

The RDS 2035 prepared by the former Department for Regional Development (published 15th March 2012) is the spatial strategy for NI and provides an overarching strategic planning framework to facilitate and guide the public and private sectors. The RDS was prepared under the Strategic Planning (Northern Ireland) Order 1999. The RDS acknowledges that housing is a key driver of physical, economic and social change and emphasises the importance of the relationship between the location of housing, jobs, facilities, services and infrastructure and must be taken into account when preparing a local development plan.

The RDS introduced the “Plan, Monitor and Manage” approach to providing housing requirements which seeks to ensure that plans become more sustainable, balanced and integrated. The RDS provides strategic guidance through Regional Guidance (RG) and Spatial Framework Guidance (SFG) under the 3 sustainable development themes of the Economy, Society and Environment.

A2 Strategic Planning Policy Statement (SPPS)

The Department for Infrastructure’s 'Strategic Planning Policy Statement for Northern Ireland' - Planning for Sustainable Development (SPPS), was published in final form on 22nd September 2015. This publication consolidates over twenty separate publications into one document under the reformed two-tier planning system. The provisions of the SPPS must be taken into account in the preparation of LDPs, and are also material to all decisions on individual planning applications and appeals.

The SPPS recognises that good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. The SPPS also states that the planning system can play a positive and supporting role in the delivery of homes to meet the full range of housing needs of society, within the wider framework of sustainable development. The policy approach must be:

- to facilitate an **adequate and available** supply of quality housing to meet the needs of everyone;
- to promote more sustainable housing development within existing urban areas; and
- to provide mixed housing development with homes in a range of sizes and tenures.

This approach to housing will support the need to maximise the use of existing infrastructure and services, and the creation of more balanced sustainable communities.

In preparing LDPs councils should bring forward a strategy for housing, together with appropriate policies and proposals that must reflect the policy approach of

the SPPS, tailored to the specific circumstances of the plan area. Planning authorities must deliver increased housing density without town cramming, sustainable forms of development, good design and balanced communities.

The SPPS advises that planning has a role to play in helping to improve the health and well-being of people by avoiding development that will result in a deterioration in air or water quality; safeguarding and facilitating open space, sport and outdoor recreation, managing the adverse impacts of noise and nuisance by influencing the location, layout and design of new development.

The SPPS also recognises that the planning process has an important role to play in the delivery of good quality housing that supports the creation of more balanced communities. Balanced communities can contribute positively to the creation and enhancement of shared spaces and vice-versa.

A2.1 Housing Land Allocation

The SPPS sets out the process for allocating housing land. It states that housing allocations in LDP's should be informed by:

- **RDS Housing Growth Indicators (HGIs)** – have been incorporated within the RDS as a guide to councils in preparing development plans. They provide an estimate for the new dwellings requirement for each area and provide a guide for allocating housing distribution across the plan area. The indicator covers both urban and rural housing.
- **Use of the RDS housing evaluation framework** - which takes account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth.
- **Allowance for existing housing commitments** – Councils should take account of dwellings already constructed, approvals not yet commenced and residential development proposals likely to be approved.
- **Urban capacity studies** – Councils should assess the potential for future housing growth **within the urban footprint** and the capacity for **different types and densities of housing**. The urban capacity study should take account of housing development opportunities arising from **previously developed land, infill sites, conversion of existing buildings, and possible changes of land use**. Consideration needs to be given to the **type of housing and density appropriate to each site** in order to assess the number of housing units likely to be generated. The urban capacity study should be published as a technical supplement to the draft plan.
- **Allowance for Windfall housing:** Windfall potential is central to the assessment of future housing land requirement and is a key element of the urban capacity study. Windfall potential arising from previously developed land within the urban footprint can be a key source of housing supply over the course of the plan period. In line with the objectives of the RDS it is necessary to make full allowance for this when deciding the number of sites to identify for development in the plan to prevent excessive allocation of housing land. The scale of the windfall housing allowance will vary from area to area and

may depend on the approach taken to the urban capacity study. Allowance can be made on the basis of **examining past trends in windfalls** coming forward for development and **estimating likely future windfall potential**. It is recognised that there are a range of methodologies for calculating windfall. The methodology used should be **robust and care should be taken to avoid under-estimation of windfalls**. Windfall should be regularly monitored because of its dynamic and changing nature, with monitoring data factored into the plans housing allocation when the LDP is reviewed.

Application of a sequential approach and identification of suitable sites for settlements of over 5,000 population. There may be circumstances where it is appropriate to apply the sequential approach below this threshold.



- **Housing Needs Assessment / Housing Market Analysis (HNA/HMA)** – provides an evidence base that must be taken into 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 traveller’s accommodation**. The HNA will influence how 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.
- **Transport Assessments** – where appropriate transport assessments should be carried out when considering certain sites for residential use to achieve increased integration with public transport and other alternatives to the private car.

Despite a requirement for a UCS in the LDP housing allocation process, the SPSS does not provide a methodology under which the UCS should be carried out.

A3 Planning Policy Statement 7 ‘Quality Residential Environments’

PPS7 sets out DfI’s planning policies for achieving quality in new residential development and advises on the treatment of this issue in development plans. It embodies the Government's commitment to sustainable development and the Quality Initiative. The Statement, together with the advice contained in associated Supplementary Planning Guidance documents, including Creating Places and Living Places complements existing Government policy and initiatives aimed at achieving attractive and sustainable places through better design.

A4 Planning Policy Statement 12 ‘Housing in Settlements’

The requirement to prepare an Urban Capacity Study is also set out in Planning Policy Statement 12 (2005). The PPS states that the UCS is needed to inform housing allocations in the LDP and assist in reaching a target set by the RDS that 60% of new housing should be located in *‘appropriate ‘brownfield’ sites within the urban footprints of settlements greater than 5,000 population’*³⁹ (p42). Additionally, the UCS provides important base data for future assessments of housing growth indicators and targets.

Appendix 1 of PPS12 provides guidance on the preparation of Urban Capacity Studies. It highlights that Urban Capacity Studies *‘are an essential tool in both ensuring a sequential approach to the identification of sites through the development plan process and managing the release of housing land’*.

A4.1 Policy HS3 (Amended) – Travellers Accommodation

Travellers have distinctive needs which will be assessed as part of the local housing needs assessment undertaken by the Northern Ireland Housing Executive. Where a need is identified and a development plan is under preparation, the plan should identify a suitable site(s).

³⁹ DfI, PPS12 ‘Housing in Settlements’

A5 Current Policy in relation to Housing and Employment Land

A5.1 Belfast Metropolitan Area Plan (dBMAP)

A5.1.1 BMA Housing Strategy

The current Belfast Metropolitan Area Housing Strategy aims to:

- accommodate delivery of a level of housing growth in accordance with the RDS direction on managing housing growth and distribution;
- achieve revitalised and compact urban areas by accommodating as much housing as possible within existing urban footprints;
- secure higher density development within urban areas while protecting the quality of the urban environment, particularly the character, amenity and environmental quality of established residential areas;
- where necessary, identify locations for urban extensions elsewhere, avoiding significant environmental constraints, achieving compact urban forms and respecting well defined physical boundaries;
- create the development of balanced local communities and provide housing choice by achieving a mix of tenures and meeting identified needs for social housing;
- support the network of service centres based on towns, villages and small settlements in the Metropolitan Rural Area; and
- protect the rural areas surrounding the Metropolitan Urban Area from development pressures.

A5.1.2 BMA Employment Strategy

The BMA Employment Strategy seeks to sustain balanced economic growth and job creation by:

- promoting City and Town Centres as the main foci for retail and office functions;
- providing a generous and continuous supply of land for employment uses; and
- promoting a balanced portfolio of employment sites throughout the Plan Area through the zoning of a complementary range of sites as follows:
 - Regional gateway and major transportation corridor sites;
 - Mixed use and regeneration sites close to major areas of disadvantage and social need and / or in support of economic or community regeneration;
 - Sites along main transportation routes within existing settlement development limits providing employment opportunities in local areas; and

- Established areas of existing employment.
- Acceptable Uses on employment zonings except where otherwise specified in individual zonings (based on the Planning (Use Classes) Order (Northern Ireland) 2004):
 - Class B1: Business (b) as a call centre
 - Class B1: Business (c) for research and development
 - Class B2: Light Industrial
 - Class B3: General Industrial
 - Class B4: Storage or Distribution

Appendix B – Methodologies and best practice for Urban Capacity Studies

B1 Planning Policy Statement 12

PPS12 sets out a broad methodology for carrying out urban capacity studies as part of development plan preparation in Northern Ireland. It outlines the main issues that should be dealt with when carrying out a study. The guidance is based on the principles expressed in the RDS.

Firstly, it highlights that urban capacity studies are an integral part of the development plan process and are crucial to the identification of sites for future housing by a methodology which follows a sequential approach.

B1.1 Study Areas

RDS sets a regional target of 60% for the period up to its first review in 2010, for the location of urban housing growth within the existing urban areas of the cities and towns of over 5,000 population. It states that the potential for achieving the regional target will be determined through the development plan process using urban capacity studies to maximise the share of residential development that can be achieved within the urban footprint of a particular city or town.

With the threshold for this set at 5,000 population it would also appear a logical threshold above which an urban capacity study would be necessary to enable such determination of urban potential.

This guidance sets as a reasonable minimum requirement that urban capacity studies should in a development plan preparation be undertaken for the highest and second highest tiers of settlement in each district.

Urban Footprint – Definition

The boundary is represented by an uninterrupted line, often lying inside the planned settlement limit. It contains land which has a formal urban use and, for example, gardens on the edge of the settlement will be included within the urban area as they form part of a curtilage of a building. Undeveloped zoned land at the edge of the settlement is excluded (RDS, p111).

B1.2 Approach

PPS12 encourages the use of a ‘comprehensive survey’ approach when undertaking urban capacity studies. This involves a comprehensive survey of the entire area within the urban footprint by the definition of distinct character areas.

Application of Character Assessment Approach

This involves the classification of the entire study area into distinct character areas across four broad character types, through a comprehensive analysis which is heavily reliant on survey.

The four character area types are:

Type 1. Distinct areas of vacant/underutilised land – sites as a general rule should be of 0.1 hectares minimum size or with a potential of 10 dwellings minimum or less if local circumstances permit.

Type 2. Areas already with a land use commitment:

(a) Non-residential: including important public open spaces, established industrial areas, educational and healthcare premises.

(b) Yet to be established Residential: Comprising development currently under construction or with current planning approval.

Type 3. Established residential areas, possibly with minor non-residential uses, having a broadly similar character.

Type 4. Areas with a relatively higher propensity for change - including town centres, mixed use areas, transitional areas.

The character areas should be identified and defined on the basis of a clear and transparent assessment, taking into account, as appropriate, relevant planning history, land use, housing density, physical character and any other relevant factors. This is a suggested approach and there may be other methods that will achieve the same objectives. However, it is an important element of the entire urban capacity study and this may be open to scrutiny at the Public

Sequence

The urban capacity study for should follow the broad sequence of steps as set out below:

1. Urban Footprint Boundary
2. Identify Housing Commitments
3. Compile assets/constraints
4. Site Survey
5. Planning History
6. Select provisional urban capacity sites
7. Define character areas
8. Provisional windfall assessments.
9. Detailed Consultation
10. Potential yield summary and presentation.

Estimating Yield

It is possible to go into varying levels of detail with regard to assessing yield and it will be a matter for the plan team to decide this and justify its decision. A design-led approach would be the most labour intensive but also the most realistic. Alternatively, a density multiplier approach can be adopted, which is a crude tool

for multiplying the total area of land identified through survey work by an average housing density.

A more design-led approach is generally preferable, however where plan teams consider that this is not appropriate, consideration could be given to adopting it for a number of representative areas to allow for subsequent extrapolation.

The following key elements should be taken into account in estimating yield.

Density Levels

When it is necessary to identify typical bands of density in line with local circumstances and policy objectives for the RDS and PPSs, varying ranges of density bands might be considered appropriate.

The density level to be applied will depend on local circumstances, site location in relation to policy objectives, such as distance from public transport nodes etc.

Development plan teams will be expected to clearly identify and justify the density levels and application criteria to be used in the urban capacity study for their area, which will be available for scrutiny following publication of the draft plan.

B1.3 Strategic Housing and Employment Land Availability Assessments

B1.3.1 Planning Practice Guidance (England and Wales)

Planning Practice Guidance (PPG) is a continuously updated, web-based resource intended to assist practitioners with the understanding of planning legislation in England and Wales. Guidance is provided for Housing and Economic Land Availability Assessments, which states that the assessment should:

- Identify sites and broad locations with potential for development.
- Assess their development potential.
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

The PPG highlights the benefits of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for land that is the most appropriate use.

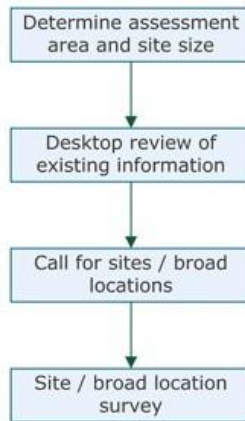
The PPG offers guidance on undertaking each stage of the assessment, summarised in Figure 1 and Figure 2. below. The methodology presented in Section 3 seeks to align with the approach set out in the PPG.

Figure 5: Guidance on site availability assessments provided in the PPG

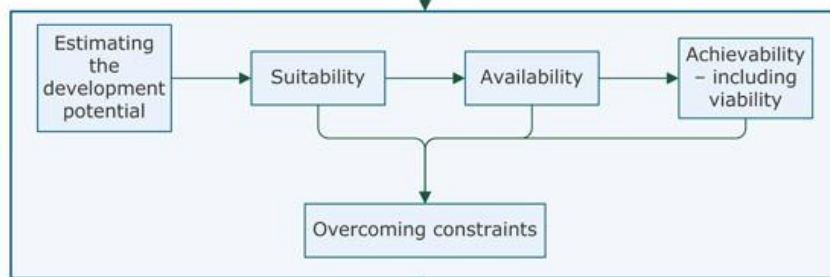
Stage	Guidance
Stage 1: Identification of Sites or Broad	To comprehensively identify sites within the authority area, the local authority should seek to determine a site size threshold for inclusion within the assessment, undertake a review of existing information on

Locations for Development	available sites followed by a Call for Sites. The PPG sets out detail on the types of characteristics that should also be recorded, from site size and constraints, through to development progress and likely environmental constraints and recommends that detailed site surveys should be undertaken to ratify inconsistencies between Call for Sites data and secondary evidence.
Stage 2: Site/ Broad Location Assessment	<p>The development potential of each site should be calculated using locally determined policies on density, existing development schemes or floor space density guides for specific employment industries. Sites should then be assessed for their suitability, availability and achievability for different uses. The PPG identifies that the following definitions, although recognises that these may be impacted by site constraints:</p> <ul style="list-style-type: none"> • Suitability: Sites within existing development plans will generally be considered as suitable for development, whilst site constraints, impact on landscape, appropriateness for the market or contribution to regeneration priority areas will all contribute to determining a site's suitability. • Availability: A site is considered available for development when there are no legal or ownership problems, the landowner may have expressed an interest in selling the land. • Achievability: A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.
Stage 3: Windfall Assessment	Inclusions for windfall sites will only be permitted where there is compelling evidence that there has been consistent evidence of sites coming forward.
Stage 4: Assessment Review and Stage 5: Final Evidence Base	The final two stages of the assessment include mechanisms for monitoring and reviewing the assessment and for aligning with the final evidence base.

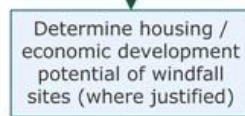
Stage 1 - Site / broad location identification



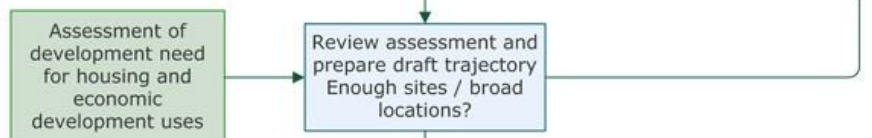
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

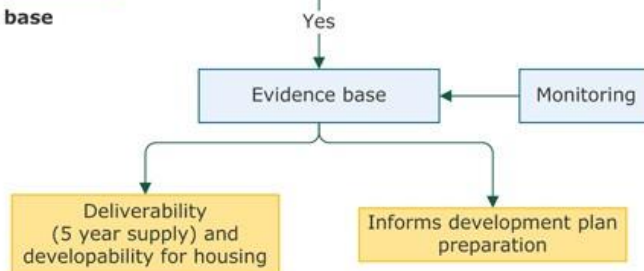


Figure 6 PPG land availability assessment methodology flow chart (Paragraph 006, Reference ID: 3-006-20140306 [retrieved October 2016])

Appendix C – Methodology

Table 1: Absolute constraints

Information	Justification
Sites yielding less than 5 residential units or 500m ² employment floor space	<p>UK Guidance sets a threshold of 0.25 ha however dBMAP currently designates sites under 0.25 ha (above 0.1 ha). It is considered appropriate to include all designated sites within dBMAP. These sites will be included for the purposes of the study.</p> <p>No specific size threshold was used when identifying new sites. Due to the context of Lisburn and the city centre in particular it was considered that small sites even below 0.1ha in size may contribute to the housing capacity of Lisburn. On this basis sites were only ruled out if the estimated yield was below 5 units.</p> <p>Sites yielding less 5 residential units or 500m² employment space would be regarded as windfall development.</p>
Evidence that the site is being developed for an alternative use	<p>Where there is clear evidence that a site is being developed for an alternative use. Only sites where construction has commenced have been excluded.</p>
International Ecological Designations: <ul style="list-style-type: none"> • Special Areas of Conservation • Special Protection Area • Ramsar 	<p><i>Policy Context</i></p> <p>SPPS - Planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on:</p> <ul style="list-style-type: none"> • a European Site (Special Protection Area, proposed Special Protection Area, Special Areas of Conservation, candidate Special Areas of Conservation and Sites of Community Importance); or • a listed or proposed Ramsar site. <p>As it is not possible to determine whether a development proposal would have a significant impact on these sites, this criterion has been deemed an absolute constraint.</p>
National Ecological Designations <ul style="list-style-type: none"> • Area of Special Scientific Interest • A Nature Reserve or National Nature Reserve • Marine Conservation Zone 	<p><i>Policy Context</i></p> <p>SPPS - A development proposal which could adversely affect a site of national importance may only be permitted where the benefits of the proposed development clearly outweigh the value of the site.</p> <p>As it is not possible to determine whether a development proposal would have a significant impact on these sites, this criterion has been deemed an absolute constraint.</p>

Information	Justification
Flood Risk	<p>The RDS 2035 (RDS) recognises the need to avoid, where possible, the selection of flood prone land for employment and housing growth. It urges the planning system to adopt a precautionary approach to development in areas of flood risk and the use of the latest flood risk information that is available in order to properly manage development.</p> <p>The aim of the SPPS in relation to flood risk is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere.</p> <p>LDPs must take account of the most up to date information on flood risk, in particular that which is available on the Strategic Flood Map. There should also be consultation with Rivers Agency from an early stage on strategic issues relating to flood risk management throughout the plan area and beyond.</p> <p>LDPs should apply a precautionary approach to development in areas that may be subject to flood risk presently or in the future as a result of climate change predictions. Consequently, LDPs should not bring forward sites or zone land that may be susceptible to flooding, now or in the future, unless in exceptional circumstances. Where, exceptionally, a new plan brings forward such a site, it needs to explain the rationale and set out the measures necessary to manage or mitigate the risk.</p> <p>Built development must not be permitted within the flood plains of rivers or the sea unless the following circumstances apply:</p> <ul style="list-style-type: none"> • the development proposal constitutes a valid exception to the general presumption against development in flood plains; • the development proposal is of overriding regional or sub-regional economic importance; and • the development proposal is considered as minor development in the context of flood risk. <p>The following flood risk categories are identified on the Strategic Flood Maps (NI). In line with the precautionary approach required the most recent data relating to climate change flood risk has been used:</p> <p>River (Fluvial) Floodplain – Housing or employment uses are unlikely to meet the specific circumstances whereby development can be permitted in the flood plain. Land raising is also not an appropriate solution. We have included river floodplains as an absolute constraint.</p> <p>Coastal Flood Plain – Housing or employment uses are unlikely to meet the specific circumstances whereby development can be permitted in the coastal flood plain. However, land raising may be an appropriate solution, therefore this will not be considered as an absolute constraint.</p> <p>Surface Water (Pluvial) Flood Risk outside Flood Plains - Planning authorities should only facilitate development in areas where there is evidence of a history of surface water flooding when a developer is</p>

Information	Justification
	<p>able to demonstrate, through a Drainage Assessment (DA), that the flood risk can be effectively controlled and mitigated and that it will not create greater potential for surface water flooding elsewhere. On this basis, surface water is not considered an absolute constraint.</p> <p>Development in Proximity to Reservoirs – New development within the flood inundation area of a controlled reservoir can only be justified where the condition, management and maintenance regime of the reservoir is appropriate to provide assurance regarding reservoir safety. Accordingly, planning permission for new development should only be granted to such assurance, provided by a suitably qualified engineer and supported by DARD Rivers Agency, as the responsible body for the management of reservoir flood risk. This is not an absolute constraint.</p>
Historic Parks, Gardens and Demesne	<p>SPPS - Planning permission should not be granted for development that would lead to the loss of, or cause harm to, the overall character, principal components or setting of Historic Parks, Gardens and Demesnes.</p> <p>It is not possible to determine at this stage whether a development proposal would meet this criterion, however it has been noted that Stormont Office node is a potential location for further employment use and is designated as an Historic Park, Garden and Demesne. On this basis, it has not been considered as an absolute constraint.</p>
Areas of existing open space	<p>SPPS - There will be a policy presumption against the loss of open space to competing land uses in Local Development Plans (LDPs) irrespective of its physical condition and appearance. Any exception to this general approach should only be appropriate where it is demonstrated that redevelopment would bring substantial community benefit that outweighs the loss of the open space; or where it is demonstrated that the loss of open space will have no significant detrimental impact.</p> <p>On this basis, sites which have been recoded within dBMAP as existing open space will be considered as an absolute constraint.</p>

Table 2 – Suitability Assessment

Information	Categories	Assessment
District Centre	Yes No	GIS analysis – data provided by LCCC.
Shopping / Commercial Area	Yes No	GIS analysis – data provided by LCCC.
Area of Townscape Character	Yes No	GIS analysis – data provided by LCCC.
Lagan Valley Regional Park	Yes No Part	GIS analysis – data provided by LCCC.

Information	Categories	Assessment
Local Landscape Policy Area	Yes No Part	GIS analysis – data provided by LCCC
Site of Local Nature Conservation Importance	Yes Part No	GIS analysis – data provided by LCCC.
AQMA	Yes Part No	GIS analysis – data provided by DEFRA via LCCC
Conservation Area	Significant (>75%) Serious (50-75%) Considerable (25-50%) Minor (0-25%) None (0)	GIS analysis – data provided by LCCC.
Area of Special Scientific Interest	Significant (>75%) Serious (50-75%) Considerable (25-50%) Minor (0-25%) None (0) Significant (>75%)	GIS analysis – data provided by DAERA
Monument Record	Significant (0m) Serious (2-25m) Considerable (25-50m) Minor (50-75m) None (75m)	GIS analysis – data provided by DfC.
Neighbourhood Renewal Area	Significant (>75%) Serious (50-75%) Considerable (25-50%) Minor (0-25%) None (0) Significant (>75%)	GIS analysis, based on edge-to-edge straight line distances. Data provided by Council.
Listed Building	Significant (0m) Serious (2-25m) Considerable (25-50m) Minor (50-75m) None (75m)	GIS analysis, based on edge-to-edge straight line distances. Data provided by Council.
Tidal Flood Plan	Significant (>75%) Serious (50-75%) Considerable (25-50%) Minor (0-25%) None (0) Significant (>75%)	GIS analysis, based on edge-to-edge straight line distances. Data sourced from Department for Education online database.
Surface Water	Within 800m Between 800-1,200m More than 1,200m	GIS analysis, based on edge-to-edge straight line distances. Data sources from Epraccur.
Topography	Flat Slightly Sloping Steeply Sloping	Based on site observations.
Utilities on site	Major constraint	Based on site observations.

Information	Categories	Assessment
	Minor Constraint None	
Known Contamination and Ground Stability Issues	Yes No	Is there a GIS data source we can use – at present we have stated ‘no’ for all sites
Neighbouring area characteristics	Residential Commercial Leisure and Recreation	Based on site observations. Note: where the site was in a mixed use are, judgement was made as to the dominant use
Residential Area Characteristics	High Density Medium Density Low Density	Based on site observations.
Protected Route	Adjacent (0m) Very Close (0-250m) Close (250-500m) Far (500-750m) Very Far (>750m)	GIS
Distance from Arterial Route	Within 100m (0-100m) 100-200m (100-200m) 200-400m (200-400m) 400m+ (>400m)	GIS
Highways Access to Site	Adjacent (0m) Very Close (0-250m) Close (250-500m) Far (500-750m) Very Far (>750m)	GIS
Distance from Bus Stop	Adjacent (0m) Very Close (0-250m) Close (250-500m) Far (500-750m) Very Far (>750m)	GIS
Distance from Train Halt	Adjacent (0m) Very Close (0-250m) Close (250-500m) Far (500-750m) Very Far (>750m)	GIS
Cycling Distance to City Centre	City Centre (0m) 5min cycle (<1206m) 10min cycle (>1206 & <2412m) 10min+ cycle (>2412m)	GIS
Walking distance to City Centre	City Centre (0m) 5min walk (<537m) 10min walk (>537 & <1074m) 10min+ walk (>1074m)	GIS

Information	Categories	Assessment
Proximity to BRT network	Adjacent (0m) Very Close (0-250m) Close (250-500m) Far (500-750m) Very Far (>750m)	Has not been assessed yet

Table 3 - Availability assessment

Information	Categories	Assessment
Planning history	<ol style="list-style-type: none"> 1. Site has full planning permission for housing 2. Site has full planning permission for employment 3. Site has full planning permission for traveller pitches 4. Site has outline planning permission for housing 5. Site has outline planning permission for employment 6. Site has outline planning permission for traveller pitches 	<p>Housing sites based on relevant planning approvals up to June 2017.</p> <p>Employment sites based on relevant planning approvals up to August 2017.</p>
Site for sale	<p>Yes</p> <p>No</p>	Review of property websites to identify sites which are on the market. (Search carried out in October 2017)
Willing landowner	<ol style="list-style-type: none"> 1. Yes 2. No 3. Unknown 	<p>For this urban capacity study, we have highlighted sites where the willingness of the landowner is 'unknown'.</p> <p>Where there is evidence of recent planning applications being submitted or the sites is for sale we have generally stated that the landowner is 'willing' to see development come forward.</p> <p>It is recommended that LCCC consider further how the willingness of landowners can be confirmed later in the LDP process.</p>

Information	Categories	Assessment
Currently available	<ol style="list-style-type: none"> 1. Vacant 2. Temporary use 3. Expected to cease 4. Ongoing use not expected to cease 	Based on site observations.
Multiple ownerships (where information exists)	<ol style="list-style-type: none"> 1. Yes 2. No 3. Unknown 	<p>Assumption made on the basis of the complexity of the site based on desktop observations.</p> <p>It is recommended that LCCC consider further the complexity of landownership later in the LDP process where this might be considered a major constraint on the delivery of housing sites.</p>
Potential for ransom strips	<ol style="list-style-type: none"> 1. Potential for ransom strip 2. No potential for ransom strip 	Assessment based on site observations for example where access is restricted.

Table 4: Achievability assessment

Information	Categories	Assessment
Market attractiveness	<ul style="list-style-type: none"> <input type="checkbox"/> Sites that the market is likely to deliver <input type="checkbox"/> Site which may come forward but will require some form of public sector support (social housing etc.) <input type="checkbox"/> Sites which the market is unlikely to bring forward for development within their plan period 	Currently the assessment is based on professional judgement. The majority of sites were deemed to be either 'sites that the market is likely to deliver' or 'sites that may come forward but will require some form of public sector support'
Infrastructure Constraints - Waste Water Treatment Infrastructure	<p>Capacity within system</p> <p>No immediate capacity</p> <p>Capacity within 5 years</p>	Currently the assessment assumes there is capacity in the system for all sites.

Information	Categories	Assessment
Infrastructure constraints – Transport Network	Network can accommodate new development Infrastructure works required	Currently the assumption has been made that there is capacity in the network to accommodate all new development.
Phasing	0-5 years 5-10 years 10-15 years Over 15 years	See Section 3.4.1.2

Appendix D – Summary Spreadsheet

Unique ID	Source ID	Source	Address	CharArea	SiteType	Suitable	Available	Achievable	Housing Yield	Housing Type	Employment Type	Employment Yield (m2)
1	1	New Site	20 Meeting Street, Moira, Craigavon, BT67 ONT	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	24	SEMI-DETACHED		0
7	11	New Site	Blundell Hill, Hillsborough, BT26 6LD	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	15	DETACHED		0
13	29	New Site	6 Lough Brin Park, Carryduff, BT8 8PL	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	11	SEMI-DETACHED		
29	54	New Site	111 Mountview Dr, Lisburn BT27 4JL	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	13	SEMI-DETACHED		
36	64	New Site	146 Hillsborough Old Rd, Lisburn BT27 5QE	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	7	DETACHED		
47	75	New Site	10 Manor Dr, Lisburn BT28 1JH	LISBURN CITY CENTRE	BROWNFIELD SITE	YES	YES	YES	21	APARTMENTS		
48	76	New Site	20 Ballinderry Rd, Lisburn BT28 1UF	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	30	TOWNHOUSES		0
49	77	New Site	Land at Moira Road.	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	13	TOWNHOUSES		0
75	120	New Site	Surface level car park fronting Lisburn Health Centre	LISBURN CITY CENTRE	BROWNFIELD SITE	YES	YES	YES	102	APARTMENTS	CLASS B1	3400
76	121	New Site	Site and associated surface level car park of Lisburn Health Centre	LISBURN CITY CENTRE	CONVERSION OF EXISTIN	YES	YES	YES	60	APARTMENTS	CLASS B1	1960
77	122	New Site	Royal Mail Depot. Linenhall Street.	LISBURN CITY CENTRE	CONVERSION OF EXISTIN	YES	YES	YES	72	APARTMENTS	CLASS B1	2400
80	125	New Site	Surface level car park bounding Smithfield Street.	LISBURN CITY CENTRE	BROWNFIELD SITE	YES	YES	YES	26	APARTMENTS	CLASS B1	4200
82	127	New Site	Surface level car park at Barrack Street. Units fronting Bachehors walk with rear carpark bounding McKeown St.	LISBURN CITY CENTRE	CHANGE OF LAND USE	YES	YES	YES	8	TOWNHOUSES	CLASS B1	840
84	130	New Site		LISBURN CITY CENTRE	CONVERSION OF EXISTIN	YES	YES	YES	21	APARTMENTS	CLASS B1	3600
85	133	New Site	Graham Gardens	LISBURN CITY CENTRE	CONVERSION OF EXISTIN	YES	YES	YES	45	APARTMENTS	CLASS B1	1520
87	135	New Site	Antrim Rd surface level car park	LISBURN CITY CENTRE	CHANGE OF LAND USE	YES	YES	YES	45	APARTMENTS	CLASS B1	1520
88	136	New Site	Site north of 42 Castle St	LISBURN CITY CENTRE	BROWNFIELD SITE	YES	YES	YES	24	APARTMENTS	CLASS B1	800
91	57	New Site	69 Richmond Ct, Lisburn BT27 4QX	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	12	SEMI-DETACHED		
109	0	New Site	Sloan Street	LISBURN CITY CENTRE	BROWNFIELD SITE	YES	YES	YES	21	APARTMENTS		
110	0	New Site	Vacant units fronting Market Squire and rear at Wardsborough Road.	LISBURN CITY CENTRE	BROWNFIELD SITE	YES	YES	YES	28	APARTMENTS		
111	0	New Site	Site at Graham Gardens adjacent to new housing scheme.	LISBURN CITY CENTRE	INFILL SITE	YES	YES	YES	6	APARTMENTS	CLASS B1	1000
112	0	New Site	Small infill site on Antrim Street opposite Jordans Mill.	LISBURN CITY CENTRE	INFILL SITE	YES	YES	YES	3	APARTMENTS	CLASS B1	600
116	0	New Site	Bow Lane, car park to the rear of bank.	LISBURN CITY CENTRE	INFILL SITE	YES	YES	YES	8	APARTMENTS	CLASS B1	1380
118	0	New Site	Site on Bridge Street adjacent to Health Centre Car Park.	LISBURN CITY CENTRE	INFILL SITE	YES	YES	YES	6	APARTMENTS		
120	5	New Site	62 Lisburn St, Hillsborough, BT26 6LL	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	13	TOWNHOUSES		
123	19	New Site	610 Saintfield Road, Carryduff, BT8 8BL	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	16	TOWNHOUSES		
124	20	New Site	634 Saintfield Road, Carryduff, BT8 8BT	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	13	TOWNHOUSES		
126	24	New Site	646-644 Saintfield Road, Carryduff, BT8 8RG	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	11	SEMI-DETACHED		
128	34	New Site	53 Alveston Park, Carryduff, BT8 8RP	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	9	SEMI-DETACHED		
138	105	New Site	56 Saintfield Rd, Lisburn BT27 5BE	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	13	DETACHED		
204		New Site	Between Belmont Drive & Haddingtonhill Derriaghy Rd	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	7	SEMI-DETACHED		
205		New Site	Former Filling Station adj 151Moira Road	WIDER URBAN AREA	INFILL SITE	YES	YES	YES	10	TOWNHOUSES		
206		New Site	134 Causeway End Road	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	25	SEMI-DETACHED		
208		New Site	Adj to Dobbies Garden Centre Saintfield Road	WIDER URBAN AREA	CONVERSION OF EXISTIN	YES	YES	YES	29	APARTMENTS		
209		New Site	Adj junction of Mealough and Saintfied Road	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	38	DETACHED		

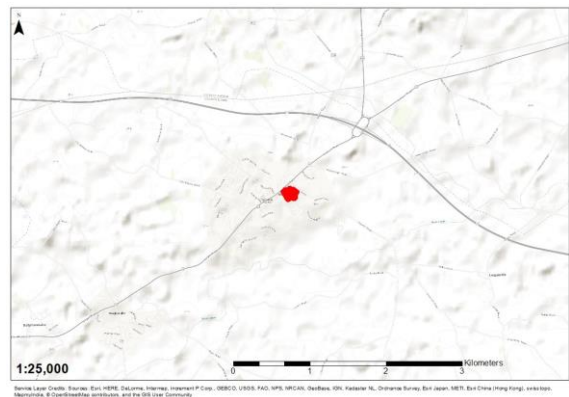
Unique ID	Source ID	Source	Address	CharArea	SiteType	Suitable	Available	Achievable	Housing Yield	Housing Type	Employment Type	Employment Yield (m2)
210		New Site	Adj to 615 Saintfield Road	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	22	DETACHED		
211		New Site	Land to the rear of 25 Baronscourt Road	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	13	DETACHED		
212		New Site	Rear of 279 Saintfield Road adjacent Cairnshill Park and Ride	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	36	SEMI-DETACHED		
216		New Site	Lands opposite Beechill Business Park	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	13	SEMI-DETACHED		
223		New Site	Rear of 25 Millars Forge	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	66	SEMI-DETACHED		
226		New Site	Adj to Dobbies Garden Centre Saintfield Road	WIDER URBAN AREA	BROWNFIELD SITE	YES	YES	YES	20	SEMI-DETACHED		

Appendix E – Site specific Pro-Formas

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	1
Source:	New Site
Source Ref:	1
UCS Site Type:	BROWNFIELD SITE
Location:	MOIRA
Character Area:	WIDER URBAN AREA
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	20 Meeting Street, Moira, Craigavon, BT67 ONT
Site Area (ha):	0.99
Site Area (m2):	9863
Description:	Site is open space. Potential Ransom site



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	PART
Proposed Employment Zoning:	NO
Mixed Zoning	PART
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.99
Size of Site Retained (m2):	9900

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	PART	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	YES
Ownership:	PRIVATE	Potential for Ransom Strips:	YES
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

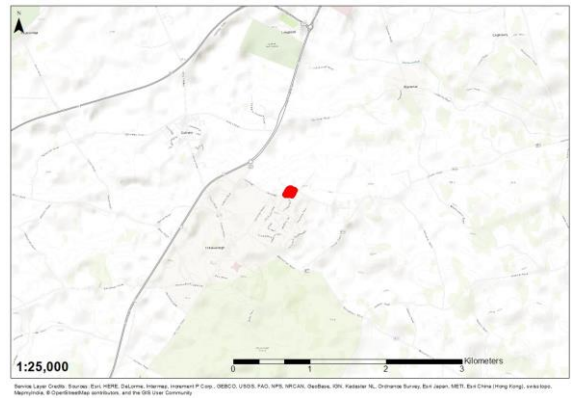
Yield & Type

Density Assumption:	
Housing Yield:	24
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	0

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	7
Source:	New Site
Source Ref:	11
UCS Site Type:	BROWNFIELD SITE
Location:	HILLSBOROUGH AND CULCAVY
Character Area:	WIDER URBAN AREA
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Blundell Hill, Hillsborough, BT26 6LD
Site Area (ha):	0.63
Site Area (m2):	6260
Description:	Site looks like a private field for a house



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.63
Size of Site Retained (m2):	6300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	GREATER THAN 400m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	15
Housing Type:	DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	0

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 13
Source: New Site
Source Ref: 29
UCS Site Type: INFILL SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: 6 Lough Brin Park, Carryduff, BT8 8PL

Site Area (ha): 0.46
Site Area (m2): 4594

Description: Adjacent to housing monitor site



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

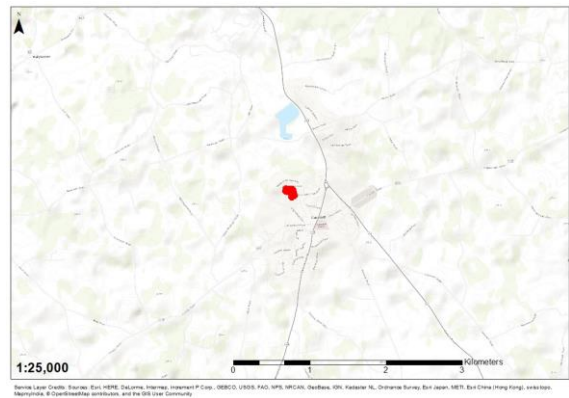
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.46
Size of Site Retained (m2):	4600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	GREATER THAN 400m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	11
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 29
Source: New Site
Source Ref: 54
UCS Site Type: INFILL SITE
Location: LISBURN CITY
Character Area: WIDER URBAN AREA
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: 111 Mountview Dr, Lisburn BT27 4JL

Site Area (ha): 0.53
Site Area (m2): 5279

Description:



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

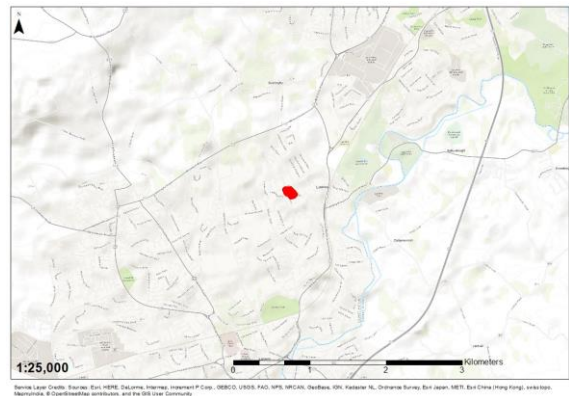
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.53
Size of Site Retained (m2):	5300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 200m-300m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:

Housing Yield: 13

Housing Type: SEMI-DETACHED

Detached:

Semi-Detached:

Townhouse:

Terrace:

Bungalow:

Apartments

Employment Type

Employment Yield (Ha):

Employment Yield (m2)

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	36
Source:	New Site
Source Ref:	64
UCS Site Type:	BROWNFIELD SITE
Location:	LISBURN CITY
Character Area:	WIDER URBAN AREA
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	146 Hillsborough Old Rd, Lisburn BT27 5QE
Site Area (ha):	1.63
Site Area (m2):	16324
Description:	



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.: LA05/2017/0547/F

Residential Planning Proposal Description: Proposed 7 no. two storey dwellings with integral garages (part of site)

Planning granted for employment NO use:

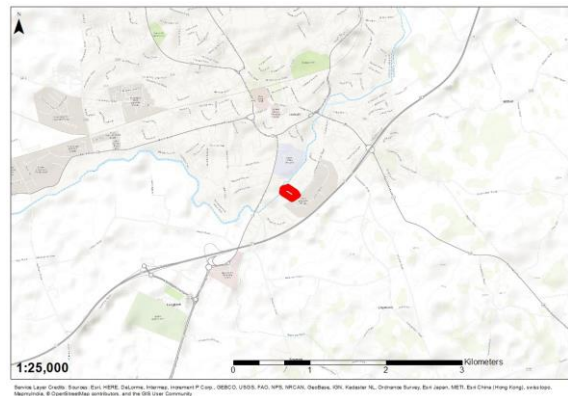
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	1.59
Size of Site Retained (m2):	15900

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	WITHIN 300-400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 200m-300m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:	Planning Application Pending.	Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	NO		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	7
Housing Type:	DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 47
Source: New Site
Source Ref: 75
UCS Site Type: BROWNFIELD SITE
Location: LISBURN CITY
Character Area: LISBURN CITY CENTRE
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: 10 Manor Dr, Lisburn BT28 1JH

Site Area (ha): 0.96
Site Area (m2): 9562

Description:



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

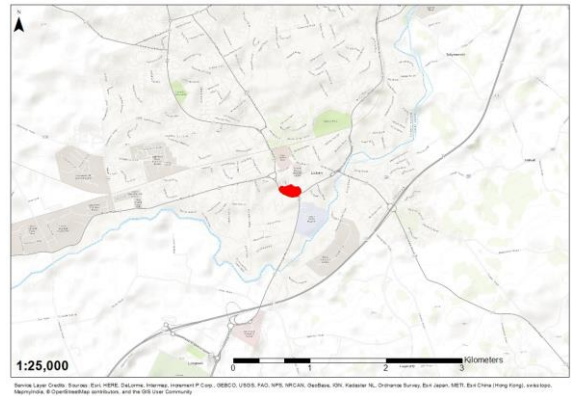
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: PART

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.96
Size of Site Retained (m2):	9600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 200m-300m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	21
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 48
Source: New Site
Source Ref: 76
UCS Site Type: INFILL SITE
Location: LISBURN CITY
Character Area: WIDER URBAN AREA
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: 20 Ballinderry Rd, Lisburn BT28 1UF

Site Area (ha): 1.23
Site Area (m2): 12295
Description: Forested area - development unlikely

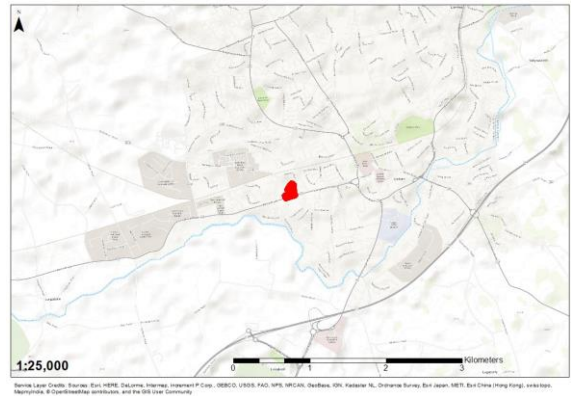


Planning History

Planning granted for residential NO use:
Residential Planning Reference No.:
Residential Planning Proposal Description:

Planning granted for employment use: NO
Employment Planning Reference No.:
Employment Planning Proposal Description:

Planning granted for other land NO use:
Other use Planning Reference No.:
Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	1.23
Size of Site Retained (m2):	12300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	VERY FAR	Distance from Bus Stop:	WITHIN 100m -200m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	
Housing Yield:	30
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	0

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	49
Source:	New Site
Source Ref:	77
UCS Site Type:	INFILL SITE
Location:	LISBURN CITY
Character Area:	WIDER URBAN AREA
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Land at Moira Road.
Site Area (ha):	0.54
Site Area (m2):	5412
Description:	Vegetated area.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

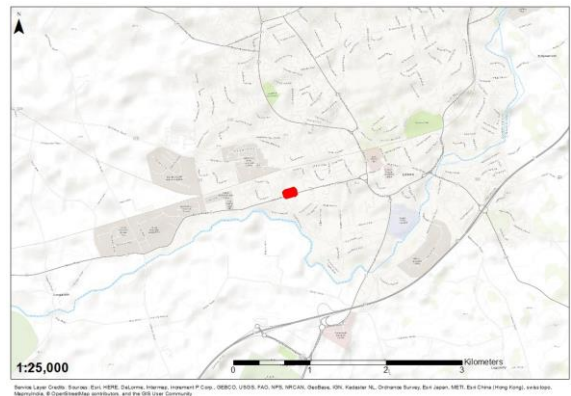
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.54
Size of Site Retained (m2):	5400

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	TOWNHOUSES
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 200-300m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

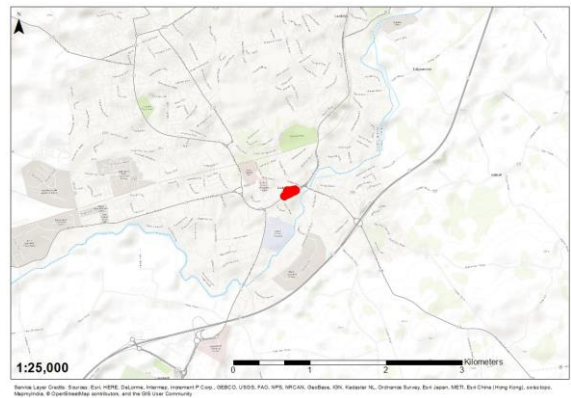
Yield & Type

Density Assumption:	
Housing Yield:	13
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	0

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	75
Source:	New Site
Source Ref:	120
UCS Site Type:	BROWNFIELD SITE
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Surface level car park fronting Lisburn Health Centre
Site Area (ha):	0.86
Site Area (m2):	8570
Description:	Site 3 from Lisburn Masterplan. Site is currently a surface car park



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: NO

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.86
Size of Site Retained (m2):	8600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	TERRACED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

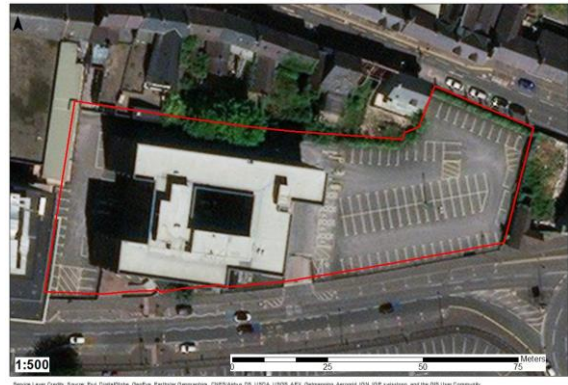
Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	102
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.85
Employment Yield (m2)	3400

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	76
Source:	New Site
Source Ref:	121
UCS Site Type:	CONVERSION OF EXISTING BUILDING
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Site and associated surface level car park of Lisburn Health Centre
Site Area (ha):	0.5
Site Area (m2):	4960
Description:	Site 11 from Lisburn Masterplan. Site is office building and car park



Planning History

**Planning granted for residential NO
use:**

**Residential Planning Reference
No.:**

**Residential Planning Proposal
Description:**

Planning granted for employment use: NO

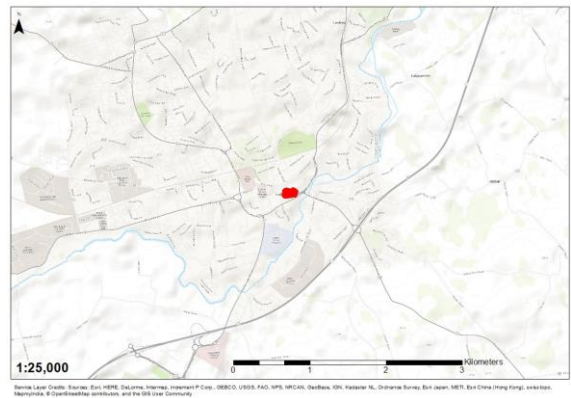
**Employment Planning
Reference No.:**

**Employment Planning Proposal
Description:**

**Planning granted for other land NO
use:**

**Other use Planning Reference
No.:**

**Other use Proposal
Description:**



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	PART
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.5
Size of Site Retained (m2):	5000

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	PART	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	CLOSE	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NOT CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PUBLIC	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	60
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.49
Employment Yield (m2)	1960

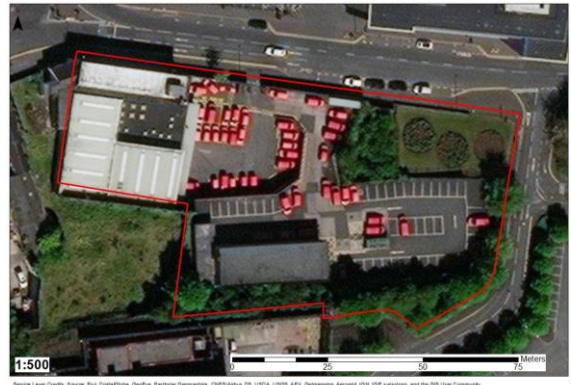
Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 77
Source: New Site
Source Ref: 122
UCS Site Type: CONVERSION OF EXISTING BUILDING
Location: LISBURN CITY
Character Area: LISBURN CITY CENTRE
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: Royal Mail Depot, Linenhall Street.

Site Area (ha): 0.6
Site Area (m2): 6025

Description: Availability should be confirmed through LDP process.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

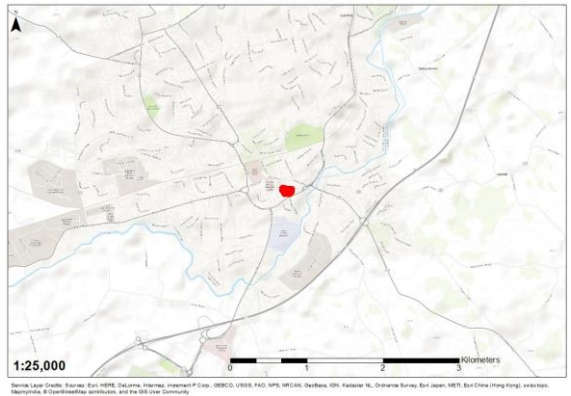
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.6
Size of Site Retained (m2):	6000

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	72
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.6
Employment Yield (m2)	2400

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	80
Source:	New Site
Source Ref:	125
UCS Site Type:	BROWNFIELD SITE
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Surface level car park bounding Smithfield Street.
Site Area (ha):	0.22
Site Area (m2):	2150
Description:	Identified as opportunity site in both 2010 + 2018 City Centre Masterplan



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

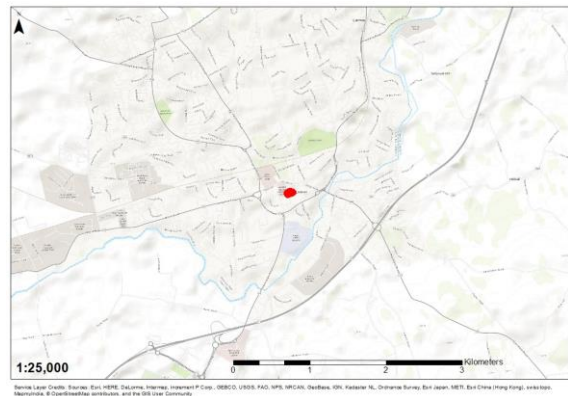
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	YES
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.22
Size of Site Retained (m2):	2200

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	NO	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NOT CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PUBLIC	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MAY COME FORWARD WITH SUPPORT
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	26
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.21
Employment Yield (m2)	4200

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 82

Source: New Site

Source Ref: 127

UCS Site Type: CHANGE OF LAND USE

Location: LISBURN CITY

Character Area: LISBURN CITY CENTRE

Site in Footprint: WITHIN 2012 FOOTPRINT

Address: Surface level car park at Barrack Street.

Site Area (ha): 0.07

Site Area (m2): 707

Description: Site may become available should the parking strategy suggest it is surplus.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

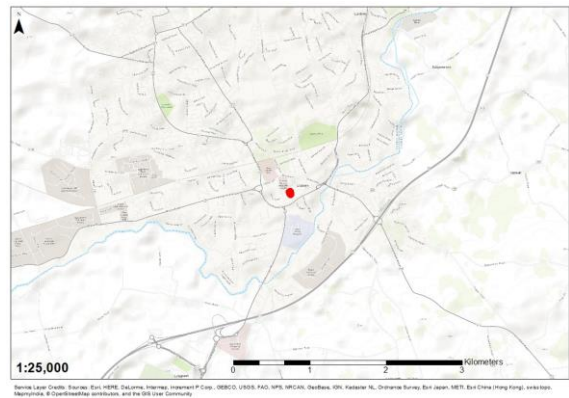
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	YES
Evidence that the site is being developed for alternative use:	YES
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.07
Size of Site Retained (m2):	700

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PUBLIC	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

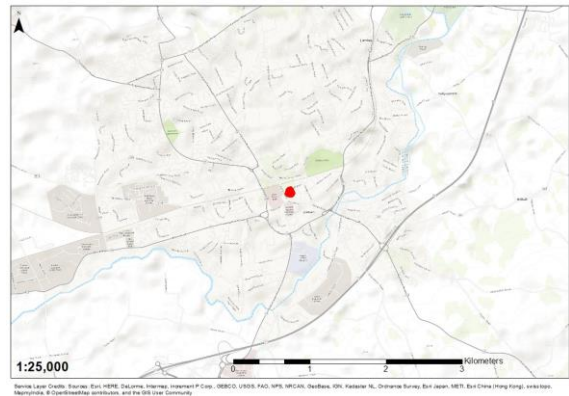
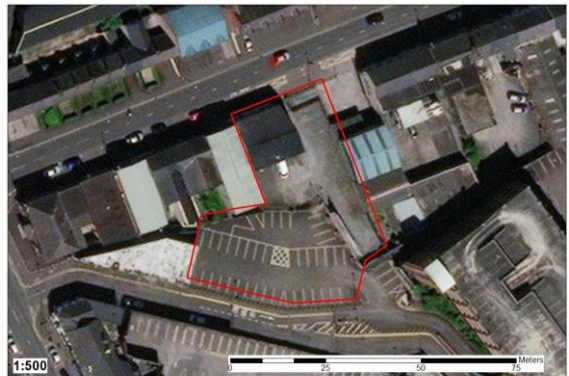
Density Assumption:

Housing Yield:	8
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.084
Employment Yield (m2)	840

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	84
Source:	New Site
Source Ref:	130
UCS Site Type:	CONVERSION OF EXISTING BUILDING
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Units fronting Bachevors walk with rear carpark bounding McKeown St.
Site Area (ha):	0.19
Site Area (m2):	1859
Description:	Key development opportunity site in 2018 Masterplan.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.19
Size of Site Retained (m2):	1900

Site Suitability Assessment

Area of Townscape Character:	PART	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	NO	Residential Area Characteristics:	TOWNHOUSES
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 300m-400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

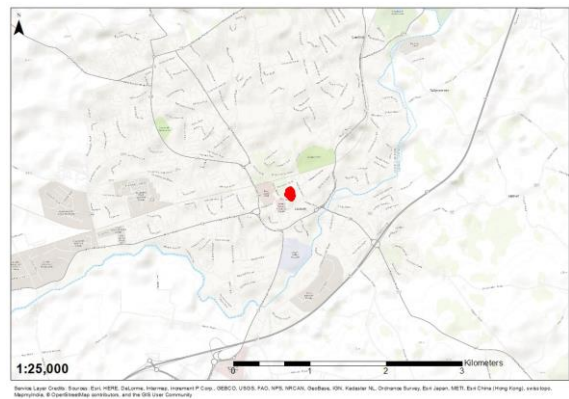
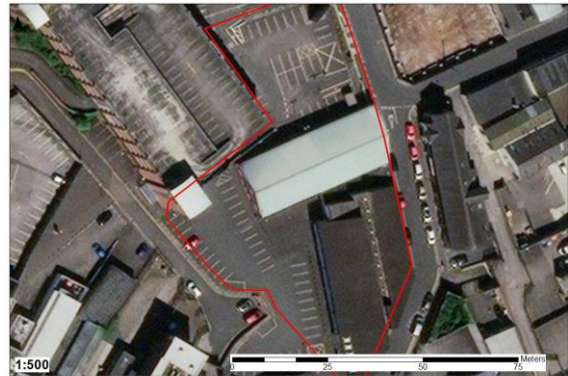
Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	21
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.9
Employment Yield (m2)	3600

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	85
Source:	New Site
Source Ref:	133
UCS Site Type:	CONVERSION OF EXISTING BUILDING
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Graham Gardens
Site Area (ha):	0.38
Site Area (m2):	3806
Description:	Key opportunity site in 2018 masterplan.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.38
Size of Site Retained (m2):	3800

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	PART	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 300m-400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	YES
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	45
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.152
Employment Yield (m2)	1520

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 87
Source: New Site
Source Ref: 135
UCS Site Type: CHANGE OF LAND USE
Location: LISBURN CITY
Character Area: LISBURN CITY CENTRE
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: Antrim Rd surface level car park

Site Area (ha): 0.38
Site Area (m2): 3847

Description: Site 19 from Lisburn Masterplan. Key development opportunity site in 2018 masterplan.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

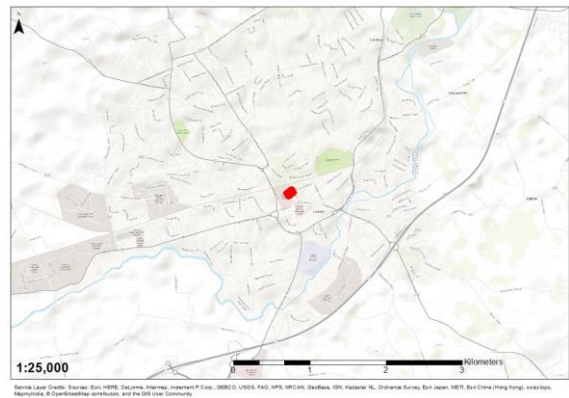
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.38
Size of Site Retained (m2):	3800

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	NO	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 300m-400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	NO		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	
Housing Yield:	45
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.38
Employment Yield (m2)	1520

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 88

Source: New Site

Source Ref: 136

UCS Site Type: BROWNFIELD SITE

Location: LISBURN CITY

Character Area: LISBURN CITY CENTRE

Site in Footprint: WITHIN 2012 FOOTPRINT

Address: Site north of 42 Castle St

Site Area (ha): 0.2

Site Area (m2): 2023

Description: Vacant site adjacent to SERC.
Development opportunity site identified in masterplan.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

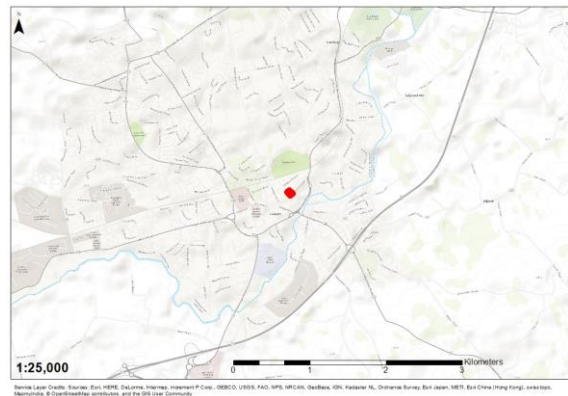
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land PART use:

Other use Planning Reference No.: LA05/2015/0411/F

Other use Proposal Description: Proposals include provisions for new Male/Female & Wheelchair toilet facilities to the internal ground floor of Wallace House. Alteration of existing side lobby/basement area to provide new level access entrance, which includes construction of new brick wall and re-roofing.



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.2
Size of Site Retained (m2):	2000

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	PART	Residential Area Characteristics: Strategic	
ASSSI:	NO	Road Scheme:	NO
Monument Record:	VERY FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PUBLIC	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	24
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.2
Employment Yield (m2)	800

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 91
Source: New Site
Source Ref: 57
UCS Site Type: BROWNFIELD SITE
Location: LISBURN CITY
Character Area: WIDER URBAN AREA
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: 69 Richmond Ct, Lisburn BT27 4QX

Site Area (ha): 0.51

Site Area (m2): 5125

Description: Site of Derryvolgie Home



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

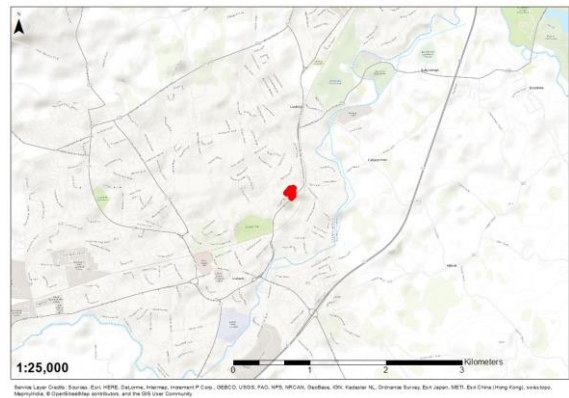
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.51
Size of Site Retained (m2):	5100

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 300m-400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

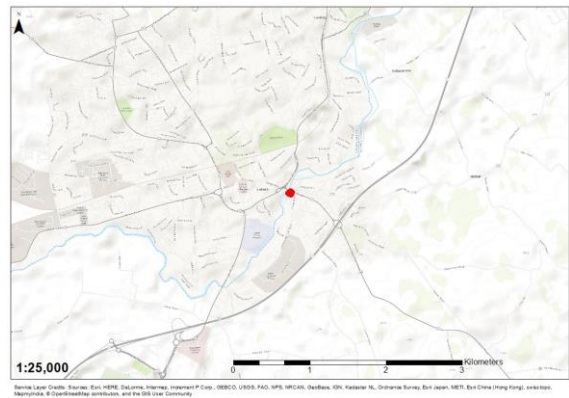
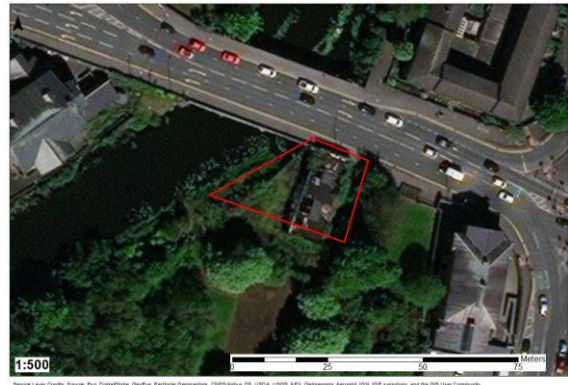
Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	12
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	109
Source:	New Site
Source Ref:	0
UCS Site Type:	BROWNFIELD SITE
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Sloan Street
Site Area (ha):	0.06
Site Area (m2):	607
Description:	Potential access issues



Planning History

Planning granted for residential use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.01
Size of Site Retained (m2):	100

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNASSESSED
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	TERRACED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100-200m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

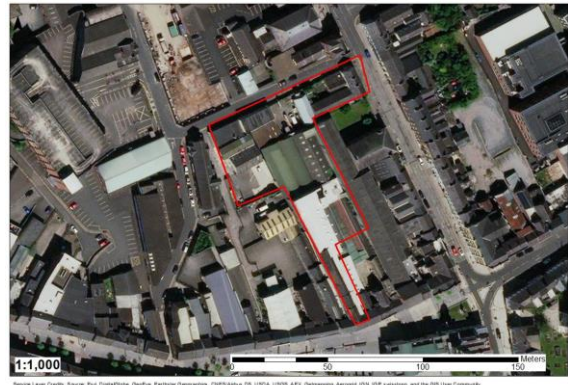
Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	21
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	110
Source:	New Site
Source Ref:	0
UCS Site Type:	BROWNFIELD SITE
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Vacant units fronting Market Squire and rear at Wardsborough Road.
Site Area (ha):	0.47
Site Area (m2):	4656
Description:	Application pending - 28 units.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

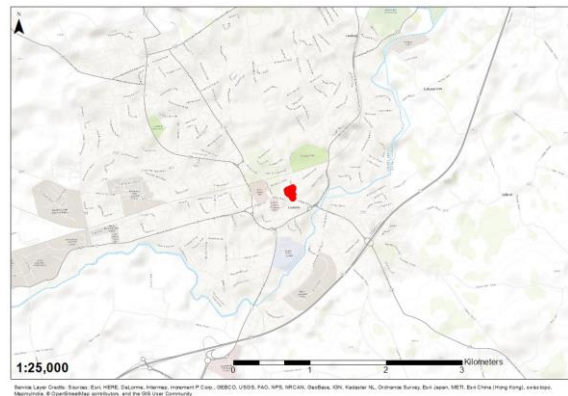
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	YES
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.47
Size of Site Retained (m2):	4700

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	PART	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	UNKNOWN	Multiple Ownerships:	YES
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	28
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	111
Source:	New Site
Source Ref:	0
UCS Site Type:	INFILL SITE
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Site at Graham Gardens adjacent to new housing scheme.
Site Area (ha):	0.06
Site Area (m2):	599
Description:	Small infill site.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

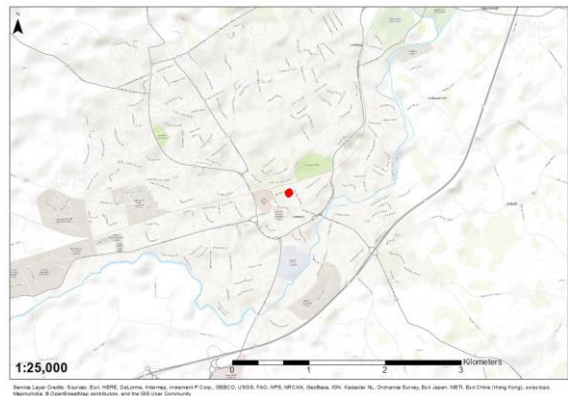
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.06
Size of Site Retained (m2):	600

Site Suitability Assessment

Area of Townscape Character:	YES	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	NO	Residential Area Characteristics:	TERRACED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 200m-300m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

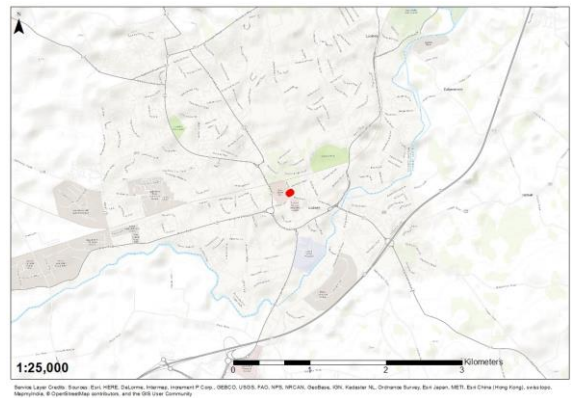
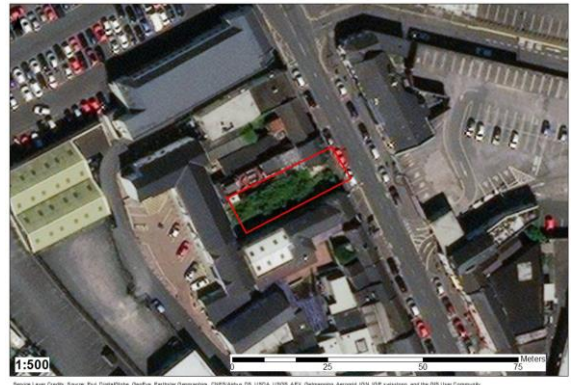
Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	6
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.25
Employment Yield (m2)	1000

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	112
Source:	New Site
Source Ref:	0
UCS Site Type:	INFILL SITE
Location:	LISBURN CITY
Character Area:	LISBURN CITY CENTRE
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Small infill site on Antrim Street opposite Jordans Mill.
Site Area (ha):	0.03
Site Area (m2):	309
Description:	Small infill site on Antrim Street. Would be suitable for retail unit with apartments / office above.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.03
Size of Site Retained (m2):	300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	TERRACED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 200m-300m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	WITHIN 300m-400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING & EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	3
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.15
Employment Yield (m2)	600

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 116

Source: New Site

Source Ref: 0

UCS Site Type: INFILL SITE

Location: LISBURN CITY

Character Area: LISBURN CITY CENTRE

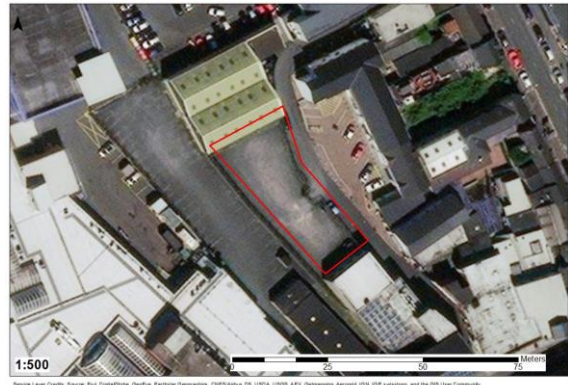
Site in Footprint: WITHIN 2012 FOOTPRINT

Address: Bow Lane, car park to the rear of bank.

Site Area (ha): 0.07

Site Area (m2): 699

Description: Small infill site on Bow Lane. Identified in Lisburn Masterplan review.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

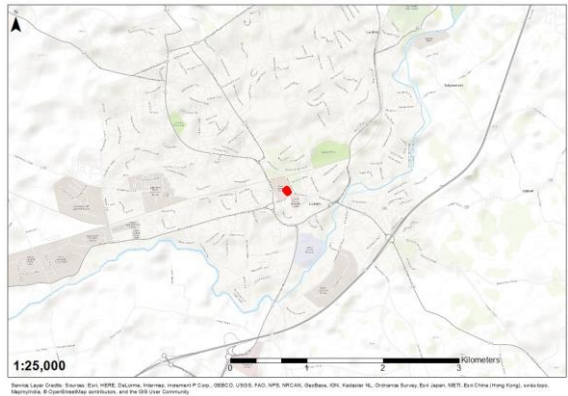
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.07
Size of Site Retained (m2):	700

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	NO	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 200m-300m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	YES
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING AND/OR EMPLOYMENT
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	120 DWELLINGS/Ha
Housing Yield:	8
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	CLASS B1
Employment Yield (Ha):	0.34
Employment Yield (m2)	1380

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 118

Source: New Site

Source Ref: 0

UCS Site Type: INFILL SITE

Location: LISBURN CITY

Character Area: LISBURN CITY CENTRE

Site in Footprint: WITHIN 2012 FOOTPRINT

Address: Site on Bridge Street adjacent to Health Centre Car Park.

Site Area (ha): 0.03

Site Area (m2): 287

Description: Site on Bridge Street, planing granted for 6 units.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

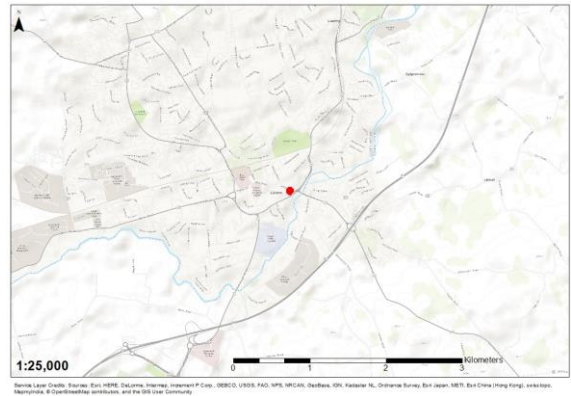
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.03
Size of Site Retained (m2):	300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RETAIL
Conservation Area:	YES	Residential Area Characteristics:	APARTMENTS
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NOT CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	YES	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:

Housing Yield: 6

Housing Type: APARTMENTS

Detached:

Semi-Detached:

Townhouse:

Terrace:

Bungalow:

Apartments

Employment Type

Employment Yield (Ha):

Employment Yield (m2)

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 120
Source: New Site
Source Ref: 5
UCS Site Type: INFILL SITE
Location: HILLSBOROUGH AND CULCAVY
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: 62 Lisburn St, Hillsborough, BT26 6LL

Site Area (ha): 0.55
Site Area (m2): 5503

Description: Site possibly grounds of private dwelling.



Planning History

Planning granted for residential use: YES

Residential Planning Reference No.: LA05/2017/0218/O

Residential Planning Proposal Description: Proposed demolition of existing two storey detached dwelling and erection of thirteen dwellings and associated site works

Planning granted for employment use: NO

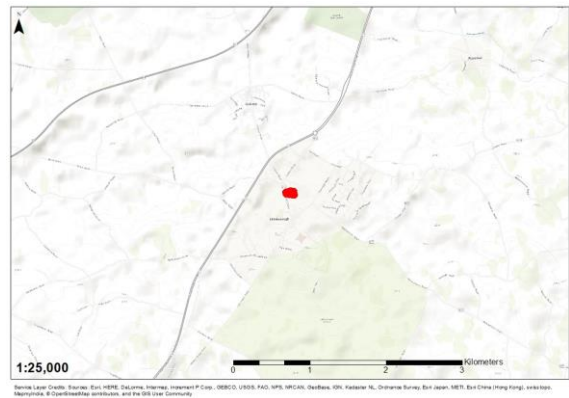
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: NO

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	YES
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	NO
Size of Site Retained (Ha):	0.55
Size of Site Retained (m2):	5500

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	CLOSE	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	EXPECTED TO CEASE
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	13
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 123
Source: New Site
Source Ref: 19
UCS Site Type: BROWNFIELD SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: 610 Saintfield Road, Carryduff, BT8 8BL

Site Area (ha): 0.65
Site Area (m2): 6509

Description: Contains what appears to be water infrastructure, pumping station or treatment works.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

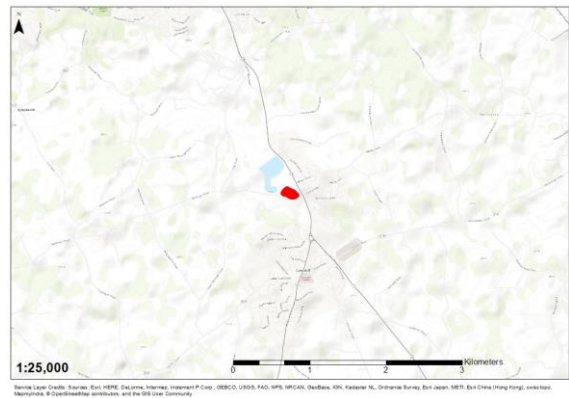
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.65
Size of Site Retained (m2):	6500

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	STEEPLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	UNKNOWN
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	16
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 124
Source: New Site
Source Ref: 20
UCS Site Type: BROWNFIELD SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: 634 Saintfield Road, Carryduff, BT8 8BT

Site Area (ha): 0.55
Site Area (m2): 5453

Description: Greenfield site adjacent to Saintfield Road.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

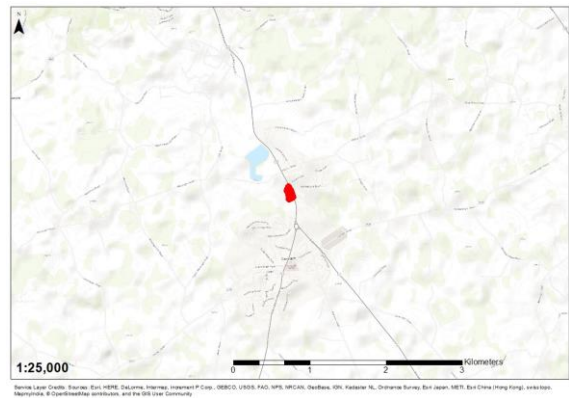
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.53
Size of Site Retained (m2):	5300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

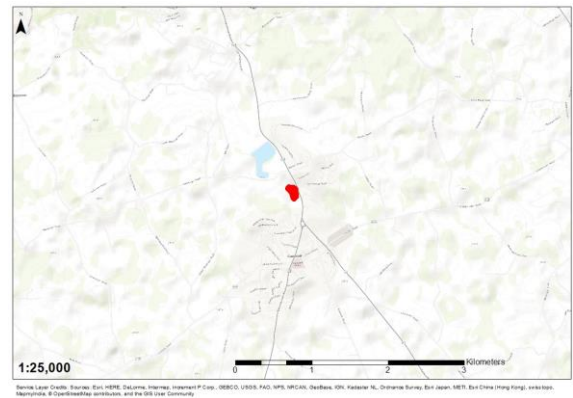
Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	13
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	126
Source:	New Site
Source Ref:	24
UCS Site Type:	BROWNFIELD SITE
Location:	CARRYDUFF
Character Area:	WIDER URBAN AREA
Site in Footprint:	OUTSIDE 2012 FOOTPRINT
Address:	646-644 Saintfield Road, Carryduff, BT8 8RG
Site Area (ha):	0.54
Site Area (m2):	5427
Description:	Site could be developed if combined with site adjacent to Saintfield Road.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: NO

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	PART

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.45
Size of Site Retained (m2):	4500

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	VERY FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	VERY FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	UPGRADE REQUIRED TO ENABLE DEVELOPMENT
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	11
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 128
Source: New Site
Source Ref: 34
UCS Site Type: BROWNFIELD SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: 53 Alveston Park, Carryduff, BT8 8RP

Site Area (ha): 0.46
Site Area (m2): 4580

Description:



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

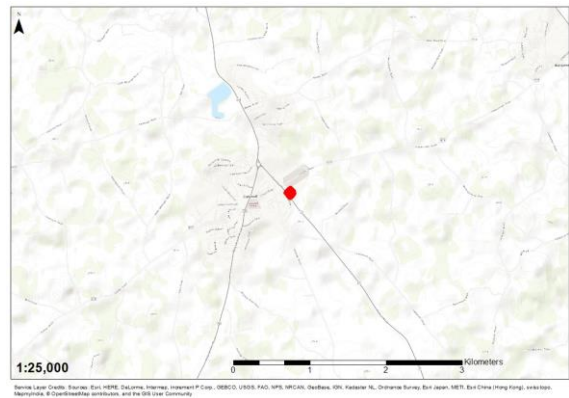
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: PART
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.46
Size of Site Retained (m2):	4600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	YES
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MAY COME FORWARD WITH SUPPORT
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	9
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 138
Source: New Site
Source Ref: 105
UCS Site Type: BROWNFIELD SITE
Location: LISBURN CITY
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: 56 Saintfield Rd, Lisburn BT27 5BE

Site Area (ha): 0.54
Site Area (m2): 5350

Description:



Planning History

Planning granted for residential use: YES

Residential Planning Reference No.: LA05/2015/0559/F

Residential Planning Proposal Description: 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)

Planning granted for employment use: NO

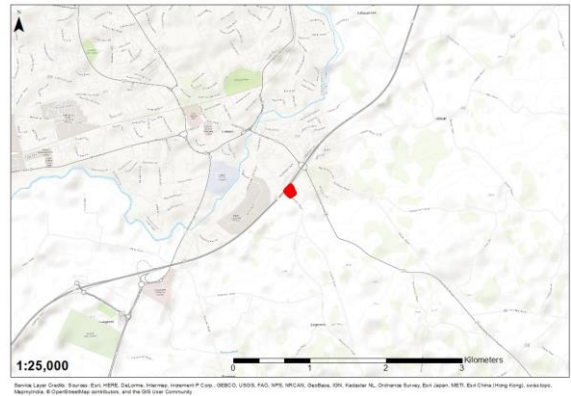
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: NO

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.54
Size of Site Retained (m2):	5400

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	COMMERCIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	WITHIN 100m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	13
Housing Type:	DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 204
Source: New Site
Source Ref:
UCS Site Type: INFILL SITE
Location: LISBURN CITY
Character Area: WIDER URBAN AREA
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: Between Belmont Drive & Haddingtonhill
 Derrriaghy Rd

Site Area (ha): 0.31
Site Area (m2):
Description:

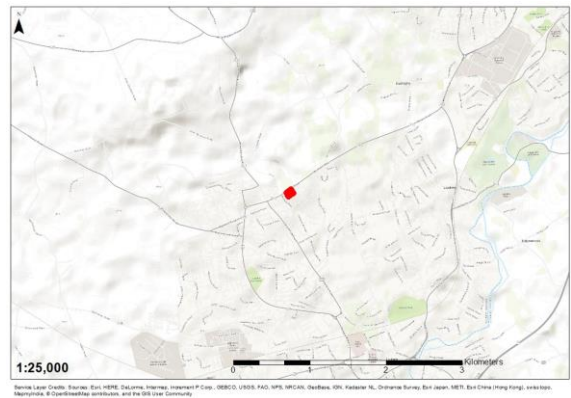


Planning History

Planning granted for residential NO use:
Residential Planning Reference No.:
Residential Planning Proposal Description:

Planning granted for employment use: NO
Employment Planning Reference No.:
Employment Planning Proposal Description:

Planning granted for other land NO use:
Other use Planning Reference No.:
Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.31
Size of Site Retained (m2):	3100

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 300m-400m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	7
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 205
Source: New Site
Source Ref:
UCS Site Type: INFILL SITE
Location: LISBURN CITY
Character Area: WIDER URBAN AREA
Site in Footprint: WITHIN 2012 FOOTPRINT
Address: Former Filling Station adj 151Moira Road

Site Area (ha): 0.53
Site Area (m2):



Description: Refused application for Reinstatement of petrol filling station, retail and commercial units and improvements to existing access.

Planning History

Planning granted for residential use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use:

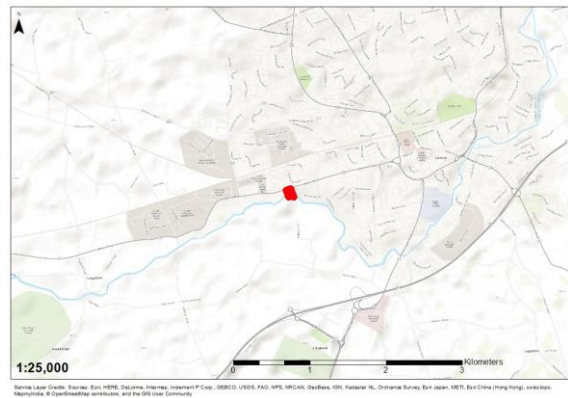
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: NO

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.44
Size of Site Retained (m2):	4400

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	TOWNHOUSES
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	10
Housing Type:	TOWNHOUSES
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 206
 Source: New Site
 Source Ref:
 UCS Site Type: BROWNFIELD SITE
 Location: LISBURN CITY
 Character Area: WIDER URBAN AREA
 Site in Footprint: WITHIN 2012 FOOTPRINT
 Address: 134 Causeway End Road

Site Area (ha): 1.06

Site Area (m2):

Description:



Planning History

Planning granted for residential NO
 use:

Residential Planning Reference
 No.:

Residential Planning Proposal
 Description:

Planning granted for employment use: NO

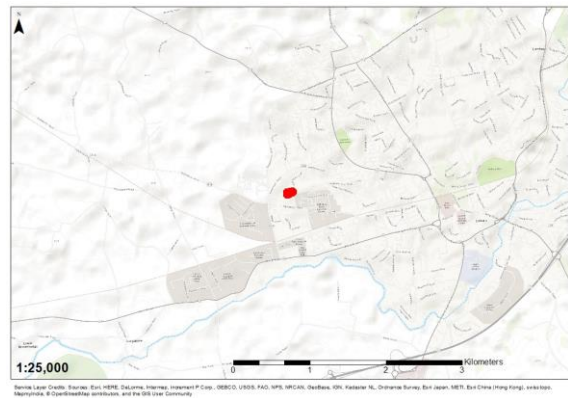
Employment Planning
 Reference No.:

Employment Planning Proposal
 Description:

Planning granted for other land NO
 use:

Other use Planning Reference
 No.:

Other use Proposal
 Description:



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.36
Size of Site Retained (m2):	3600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	SEMI-DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	NO	Distance from Bus Stop:	WITHIN 100-200m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NO		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	UNKNOWN
Ownership:	PRIVATE	Potential for Ransom Strips:	UNASSESSED
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	25
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	208
Source:	New Site
Source Ref:	
UCS Site Type:	CONVERSION OF EXISTING BUILDING
Location:	LISBURN CITY
Character Area:	WIDER URBAN AREA
Site in Footprint:	WITHIN 2012 FOOTPRINT
Address:	Adj to Dobbies Garden Centre Saintfield Road
Site Area (ha):	1.19
Site Area (m2):	
Description:	



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.: LA05/2015/0466/F

Residential Planning Proposal Description: 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 siteworks and landscaping. (Pending)

Planning granted for employment use: NO

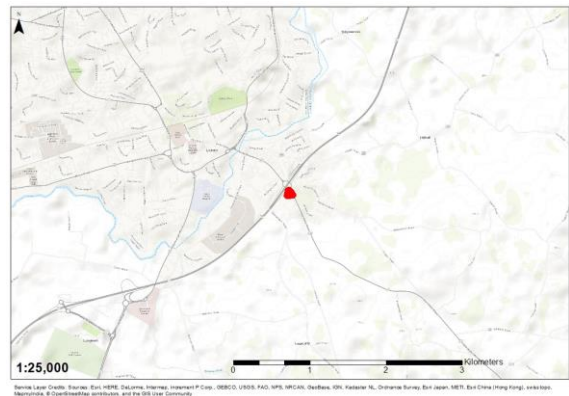
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning:	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.35
Size of Site Retained (m2):	3500

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	ONGOING USE
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	29
Housing Type:	APARTMENTS
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

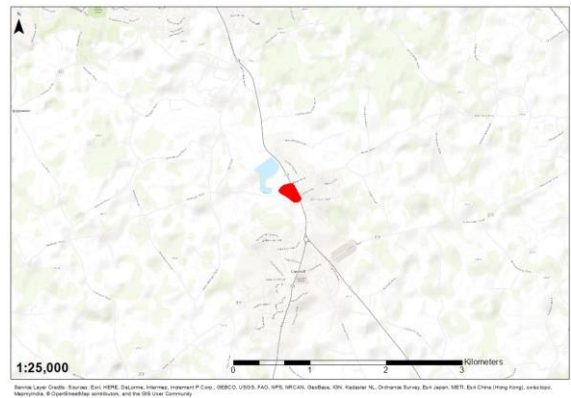
Site Information

UCS Unique Ref: 209
Source: New Site
Source Ref:
UCS Site Type: BROWNFIELD SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: Adj junction of Mealough and Saintfield Road
Site Area (ha): 1.53
Site Area (m2):
Description:



Planning History

Planning granted for residential NO use:
Residential Planning Reference No.:
Residential Planning Proposal Description:
Planning granted for employment use: NO
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land NO use:
Other use Planning Reference No.:
Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	1.53
Size of Site Retained (m2):	15300

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	38
Housing Type:	DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 210
Source: New Site
Source Ref:
UCS Site Type: BROWNFIELD SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: Adj to 615 Saintfield Road

Site Area (ha): 2.16

Site Area (m2):

Description:



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

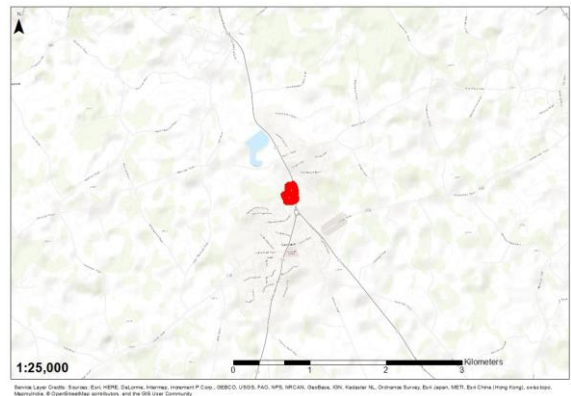
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: PART

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.9
Size of Site Retained (m2):	9000

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	CLOSE	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	NOT CLOSE		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	YES	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	22
Housing Type:	DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 211
Source: New Site
Source Ref:
UCS Site Type: BROWNFIELD SITE
Location: CARRYDUFF
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: Land to the rear of 25 Baronscourt Road

Site Area (ha): 0.54

Site Area (m2):

Description:



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

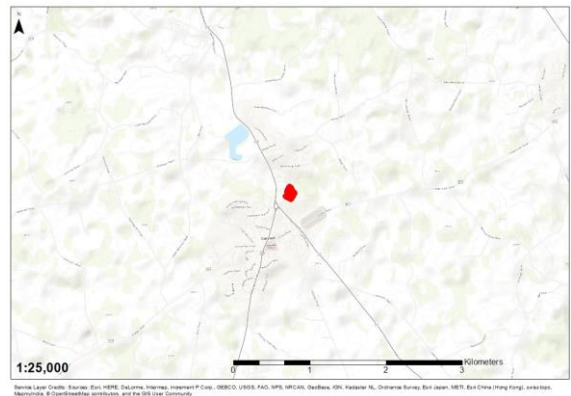
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land PART use:

Other use Planning Reference No.: LA05/2016/0504/F

Other use Proposal Description: D1 community and cultural use and associated offices (Amended site address)



Land Use Zoning

Employment Zoning: PART

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	PART
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	PART
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.7
Size of Site Retained (m2):	7000

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	GREATER THAN 400m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 200m-300m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	YES		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	13
Housing Type:	DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 212
Source: New Site
Source Ref:
UCS Site Type: BROWNFIELD SITE
Location: METROPOLITAN CASTLEREAGH
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: Rear of 279 Saintfield Road adjacent
 Cairnshill Park and Ride

Site Area (ha): 1.45
Site Area (m2):
Description:

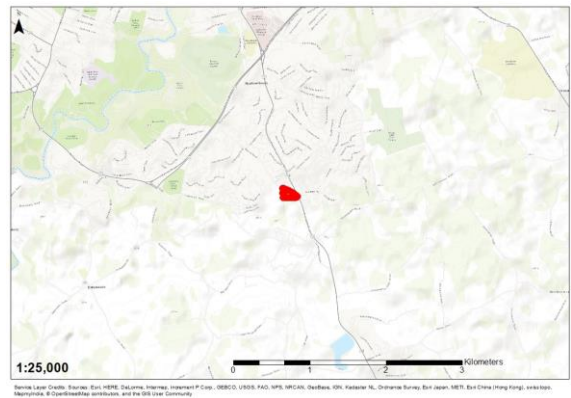


Planning History

Planning granted for residential NO use:
Residential Planning Reference No.:
Residential Planning Proposal Description:

Planning granted for employment use: NO
Employment Planning Reference No.:
Employment Planning Proposal Description:

Planning granted for other land NO use:
Other use Planning Reference No.:
Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	1.45
Size of Site Retained (m2):	14500

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	FLAT
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	WITHIN 100m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	36
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 216

Source: New Site

Source Ref:

UCS Site Type: BROWNFIELD SITE

Location: METROPOLITAN CASTLEREAGH

Character Area: WIDER URBAN AREA

Site in Footprint: WITHIN 2012 FOOTPRINT

Address: Lands opposite Beechill Business Park

Site Area (ha): 0.56

Site Area (m2):

Description: Site impacted by future road scheme, although most of the site may remain developable.



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

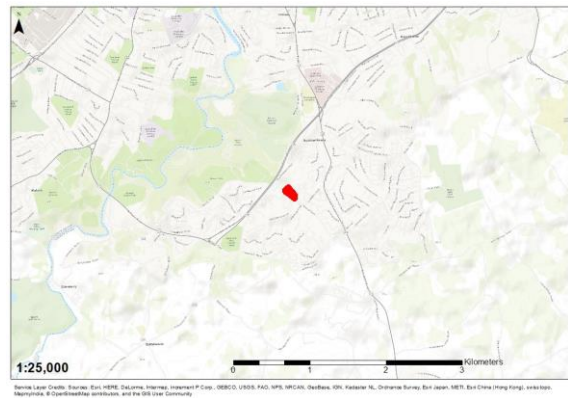
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO

Proposed Employment Zoning: NO

Mixed Zoning: NO

Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.56
Size of Site Retained (m2):	5600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	WITHIN 100m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	NO	Multiple Ownerships:	NO
Ownership:	UNKNOWN	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	13
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref: 223
Source: New Site
Source Ref:
UCS Site Type: BROWNFIELD SITE
Location: METROPOLITAN CASTLEREAGH
Character Area: WIDER URBAN AREA
Site in Footprint: OUTSIDE 2012 FOOTPRINT
Address: Rear of 25 Millars Forge

Site Area (ha): 3.04
Site Area (m2):

Description:



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

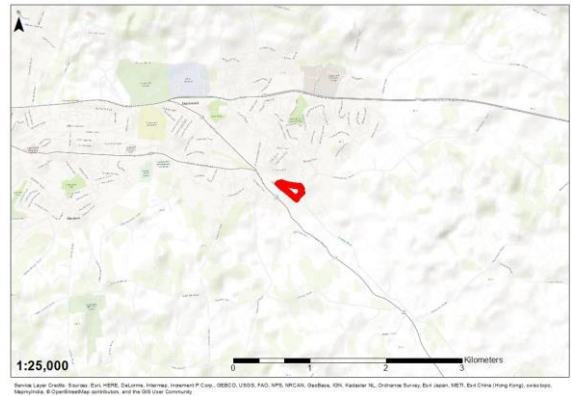
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning: NO
Proposed Employment Zoning: NO
Mixed Zoning: NO
Housing Zoning: NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	PART
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	2.66
Size of Site Retained (m2):	26600

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	PART	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	RESIDENTIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	NO
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History:		Current Availability:	VACANT
Site for Sale:	UNKNOWN	Multiple Ownerships:	NO
Ownership:	PRIVATE	Potential for Ransom Strips:	NO
Willing Owner:	UNKNOWN		

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	CAPACITY WITHIN SYSTEM

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	66
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	
Employment Yield (Ha):	
Employment Yield (m2)	

Lisburn Urban Capacity Study

Site Information

UCS Unique Ref:	226
Source:	New Site
Source Ref:	
UCS Site Type:	BROWNFIELD SITE
Location:	LISBURN CITY
Character Area:	WIDER URBAN AREA
Site in Footprint:	OUTSIDE 2012 FOOTPRINT
Address:	Adj to Dobbies Garden Centre Saintfield Road
Site Area (ha):	1.19
Site Area (m2):	
Description:	



Planning History

Planning granted for residential NO use:

Residential Planning Reference No.:

Residential Planning Proposal Description:

Planning granted for employment use: NO

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land NO use:

Other use Planning Reference No.:

Other use Proposal Description:



Land Use Zoning

Employment Zoning:	NO
Proposed Employment Zoning:	NO
Mixed Zoning	NO
Housing Zoning:	NO

Absolute Constraints

Sites below 5 residential units or 500m2 Employment space:	NO
Evidence that the site is being developed for alternative use:	NO
Historic Park, Garden and Demesne:	NO
Urban Landscape Wedge:	NO
Area of Existing Open Space:	NO
River (Fluvial) Floodplain:	NO
Special Protection Area:	NO
RAMSAR:	NO
Site Retained for further assessment:	YES
Size of Site Retained (Ha):	0.84
Size of Site Retained (m2):	8400

Site Suitability Assessment

Area of Townscape Character:	NO	Topography	SLIGHTLY SLOPING
Regional Park:	NO	Utilities on Site:	NO KNOWN UTILITIES
LLPA:	NO	Known Contamination and Ground Stability Issues:	UNKNOWN
AQMA:	NO	Neighbouring Area Characteristics:	INDUSTRIAL
Conservation Area:	NO	Residential Area Characteristics:	DETACHED
ASSSI:	NO	Strategic Road Scheme:	WITHIN 100m
Monument Record:	FAR	Distance from Bus Stop:	WITHIN 100m
Neighbourhood Renewal Area:	NO	Distance from Train Halt:	GREATER THAN 400m
Listed Building:	FAR		
Potential Open Space:	NO		
Land Identified for Health Use:	NO		

Availability

Planning History: LA05/2015/0466/F (Pending) - 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 siteworks and landscaping	Current Availability:	VACANT
Potential for Ransom Strips:	Multiple Ownerships:	NO NO
Site for Sale:		UNKNOWN
Ownership:		PRIVATE
Willing Owner:		UNKNOWN

Achievability

Market Attractiveness:	MARKET LIKELY TO DELIVER
Infrastructure Constraints - Waste Water Treatment System:	CAPACITY WITHIN SYSTEM
Infrastructure Constraints - Transport Network:	NEW INFRASTRUCTURE REQUIRED TO ENABLE DEVELOPMENT

Conclusions

Is the Site Suitable?	YES
What use is the Site suitable for?	HOUSING
Is the Site Available?	YES
Is the Site Achievable?	YES

Yield & Type

Density Assumption:	25 DWELLINGS/Ha
Housing Yield:	20
Housing Type:	SEMI-DETACHED
Detached:	
Semi-Detached:	
Townhouse:	
Terrace:	
Bungalow:	
Apartments	
Employment Type	Employment Yield (Ha): Employment Yield (m2)

Appendix F– Mapping Material

