



**Antrim Area Plan 1984-2001**  
**Alteration No.2**  
**Housing-Antrim Town**  
**including Technical Supplement**



**March 1999**  
**£1.50**

**Antrim Area Plan 1984-2001  
Alteration No. 2  
HOUSING IN ANTRIM TOWN**

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**Antrim Area Plan 1984-2001**  
**Alteration No. 2**  
**HOUSING IN ANTRIM TOWN**

**SECTION 1**  
**Departmental Statement**

# INTRODUCTION

## 1.0 CONTEXT

1.1 The Antrim Area Plan Alteration No. 2 is an alteration to the Antrim Area Plan prepared by the Planning Service, an Agency within the Department of the Environment, under the provisions of Article 6 (Part III) of the Planning (Northern Ireland) Order 1991.

1.2 On 28th November 1996 notice was given to the Antrim Borough Council that the Department intended to prepare an Alteration to the Antrim Area Plan (Alteration No 2 – Housing in Antrim Town). A notice of intention to prepare the Alteration was also published in the local press on 2nd December 1996 and comments were invited from the public. Consultations were carried out with the Antrim Borough Council, Government Departments and Agencies, Statutory Undertakers and other appropriate bodies.

1.3 The Department considered all comments received and subsequently published the Draft Plan Alteration in June 1997. This was placed on public display in Antrim and Ballymena. A notice advising that the Department had prepared the Draft Plan Alteration was also published in the local press in the two weeks beginning 23rd June 1997. Representations to the proposals of the Draft Plan Alteration were invited from the public and interested parties over a 6 week period. Following receipt of objections to the Draft Plan Alteration the Department requested the Planning Appeals Commission to convene a Public Inquiry. The Public Inquiry was held in March 1998 and the Planning Appeals Commission subsequently reported their consideration of the objections to the Department.

1.4 The Department has now considered the recommendations contained in the Planning Appeals Commission's report. It has been decided to adopt the proposals contained in the Draft Plan Alteration subject to certain amendments made in response to the findings and recommendations of the Planning Appeals Commission. Full details of the Department's response to the Planning Appeals Commission's recommendations are set out in the "Antrim Area Plan (Alteration No. 2) Adoption Statement".

1.5 The Department is now publishing the Antrim Area Plan 1984-2001 Alteration No. 2 (Housing in Antrim Town) as adopted by the Department in March 1999, incorporating all the amendments outlined in the "Antrim Area Plan (Alteration No. 2) Adoption Statement". The Alteration consists of a written statement and an accompanying map and replaces all previous versions of the Antrim Area Plan Alteration No. 2.

1.6 Two supplements are attached to this Plan Alteration and are contained in Section 2. These are:

- A Technical Supplement; and
- An Environmental Appraisal Supplement.

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1.7 Please note that in the case of any contradiction between the written statement and any other document forming part of the Plan Alteration, including the supplements and the map, the provisions of the written statement will prevail.

## 2.0 AIM

2.1 The aim of this Alteration is to ensure an adequate supply of zoned housing land in Antrim Town, within the current Plan period.

## 3.0 ISSUES

3.1 The Antrim Area Plan 1984-2001 (paragraph 16.4) indicated that because of the uncertainty surrounding population growth in Antrim town, the significant over capacity of the land zoned for housing and the need to ensure that the town would grow in an orderly and compact fashion, two Phases for the development of residential land were appropriate.

3.2 In the Antrim Area Plan 1984-2001 Departmental Statement, the Department indicated that residential development in Antrim town would be monitored with a view to deferring the starting date for the Phase II residential lands, if it was apparent by 1996 that the Phase I residential lands had not been significantly taken up.

3.3 There has been a relatively low take-up of Phase I residential land in Antrim Town. In order therefore to meet the stated objective of the Antrim Area Plan 1984-2001 for the orderly and compact growth of the town, the Department will not make a general release of the Phase II residential land within the outstanding Plan period. However, to ensure that an adequate supply of zoned housing land is available the Department is releasing two Phase II sites.

## PROPOSAL

### 4.0 PROPOSAL – PHASE II HOUSING IN ANTRIM TOWN

4.1 **The Department has released two zoned Phase II sites for residential development at (a) Kilbegs Road and (b) Niblock Road, as identified in the accompanying map no. 1.**

4.2 The Department wishes to promote good design and high quality residential development as indicated in Planning Policy Statement 1 “General Principles”. To secure a high quality of design, layout and landscaping in association with the release of these sites, the Department will therefore require the preparation of design briefs to accompany any planning application for their development.

- 4.3 As the area of Antrim is rich in archaeological sites, archaeological evaluation will also be required before any development takes place to identify the nature and extent of any remains, to assess the impacts of individual proposals and to plan appropriate archaeological mitigation. Evaluation and mitigation, which could include preservation *in situ* or excavation would be the responsibility of the developer. It will therefore be necessary for early consultation with the Department's Environment and Heritage Service.

**Antrim Area Plan 1984-2001**  
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**HOUSING IN ANTRIM TOWN**

**SECTION 2**  
**Supplements**

## SECTION 2(a)

### TECHNICAL SUPPLEMENT

### HOUSING DEVELOPMENT AND POPULATION

#### DEVELOPMENT TRENDS

An analysis of the development of Phase 1 residential lands (*see map 2*) in February 1997 revealed that of the 82 hectares of land indicated as Phase 1 residential land, 41.7 hectares had received planning approval for housing (*see table 1*). Of this 41.7 hectares 22.3 hectares has been developed leaving some 59.7 hectares of the total Phase 1 lands undeveloped. At an average density of between 15-20 dwellings/hectare there is capacity in the remaining Phase 1 lands for approximately 900-1200 dwellings.

**TABLE 1**  
**LAND TAKE, PHASE 1 LANDS ANTRIM TOWN**

Site Number (see map 1)	Planning Application Type	Area (hectares)	Area Approved	Area Developed	Area Undeveloped
1	Reserved M.	12	12	0.8	11.2
2	Full	14	0.5	0	14
3	Full	8	8	4.7	3.3
4	Outline	16	1.2	0	16
5	Full	1	1	1	0
6	Full	1	1	1	0
7	Full	5	5	5	0
8	Full	3	3	3	0
9	C.D.	3	3	0	3
10	None	12	0	0	12
11	Full	5	5	5	0
12	Full	1	1	0.8	0.2
13	Full	1	1	1	0
Totals		82	41.7	22.3	59.7

Source: Planning Service (1997)



The best estimate of the house building rate in Antrim town is approximately 70 dwellings/year (see table 2) indicating a requirement based on building rate over the remaining 4 years of the Plan, for 280 dwellings (approximately).

**TABLE 2**  
**HOUSING COMPLETION'S,**  
**ANTRIM TOWN**

Year	Build
1990/91	74
1991/92	96
1992/93	32
1993/94	96
1994/95	78
1995/96	55
1996/97	61

*Source:* 1990-1993 Planning Service  
1994-1996 Antrim Borough Council  
(Building Control)

## POPULATION TRENDS

The Antrim Area Plan 1984-2001 produced a population projection for Antrim town from 1984 to 2001. Population figures were based on data available in 1984. The Plan's Technical supplement states in paragraph 2.20:-

'Over the Plan period it is reasonable to assume that, in common with past trends, the main population changes will be concentrated in the town of Antrim itself. Antrim was the focus of main population growth between 1961 and 1981 and conversely it has been Antrim which has been losing population since 1981 as a result of out-migration. This out migration has been balanced by the high rate of natural increase in the town and as a result the population level has changed very little in recent years. This trend is likely to continue up to 1991 but therefrom it is expected that as the flow of out-migration is stemmed the population of the town will begin to increase again through the mode of natural increase. By the end of the Plan period the population of Antrim Town could therefore be expected to reach approximately 28,000 an increase of 2,500 from the 1984 figure' (see table 3).

**TABLE 3  
POPULATION PROJECTIONS, ANTRIM TOWN**

Year	Area Plan Projected Population *	Registrar General's Estimates	Annual % Change (R.G. Estimates)
1984	25,600		
1991	25,500	21,525	1.5
1992	25,755 **	21,917	1.4
1993	<i>26,013</i>	22,227	-0.25
1994	<i>26,273</i>	22,172	0.3
1995	<i>26,536</i>	22,241	(0.75% average)
1996	<i>26,800</i>		
2001	28,200		

Source: Planning Service

Registrar General's Mid Year estimates

- \* Assumptions used in the population estimates for Antrim town were:-
- a. Natural increase – 12/1,000 (1.2%) to 1991 and 10/1,000 (1.0%) thereafter.
  - b. Migration – Minus 320 per year to 1991 and zero thereafter.

\*\* Figures in italics are annual projections based on the above assumptions.

The Registrar General's population estimates of population growth in Antrim town suggest that there has been no significant change to the Area Plan's projected population trend post 1991. If the 1991 to 1995 average increase (0.75%) is projected, a population for Antrim town of 23,268 at 2001 could be expected, an increase of 1027 or 171 per annum. If the highest post 1991 increase (1.5%) is projected, a population for Antrim town of 24,352 at 2001 could be expected, an increase of 2111 or 352 per annum. Based on the 1991 Census data the Area Plan population estimates for Antrim town are optimistic.

Using the lower of the above assumptions and using a mean household size of 2.90\*\*\* (see table 4) over the remaining Plan period, there would be a requirement for 59 dwellings per annum. From February 1997 to February 2001 this would equate to a requirement for approximately 240 dwellings.

Based on the higher of the above assumptions and using the mean household size figure of 2.90 over the remaining Plan period, there would be a requirement for 122 dwellings per annum. From February 1997 to February 2001 this would equate to a requirement for approximately 490 dwellings.

The above figures would take into account demands for both new build and the replacement of unfit dwellings.

**TABLE 4**  
**MEAN HOUSEHOLD SIZE (M.H.S.). ANTRIM TOWN**

Year	Population <sup>ⓐ</sup>	Households <sup>ⓑ</sup>	M.H.S.
1991	21525	7155	2.94
1992	21917	7519	2.91
1993	Comparative Figures Not Available		
1994	22172	7680	2.89
1995	22241	7706	2.89
			<hr style="width: 50%; margin: 0 auto;"/> 2.90

*Source:* Census Report 1991

ⓐ Registrar General's Mid year Population Estimates

ⓑ Rate Collection Agencies Non-Vacant Domestic Properties Records

\*\*\* MHS Mean Household Size is defined as the household population divided by the number of households. Past trends in M.H.S. in Antrim town would suggest that this figure is unlikely to change significantly during the remaining Plan period.

## CONCLUSION

Recent trends in building rate and population change within Antrim town would suggest that there is sufficient land remaining in the Phase 1 residential zoning to accommodate the likely housing demand in Antrim town to the end of the current Plan period.

## SECTION 2(b)

### ENVIRONMENTAL APPRAISAL SUPPLEMENT

#### METHODOLOGY

##### INTRODUCTION

Strategic Environmental Appraisal (SEA) has been used in the Antrim Area Plan Alteration No 2 as an integral part of the process of assessing the impact of policy options on a set of environmental criteria.

The process was further refined to assess the relative/comparative impact of the zoning of specific sites.

The assessment team consisted of the 4 individuals who make up the Planning Team involved in the Alteration. The appraisal was audited by the Department's Environment Service as a check on methodology and veracity. It is our view that the team approach allied to outside auditing has brought a comprehensive, consistent and balanced view to the appraisal process.

The results of the SEA form a technical supplement to this Area Plan Alteration.

##### SCOPING

This was carried out in order that the team be fully aware of the current thinking on SEA and could objectively select the environmental factors to be considered in the appraisal proposal.

**Publications:** *A step-by-step guide to Environmental Appraisal* – Bedfordshire County Council Planning Department and RSPB (1996). DOE.

*Sustainable Development* 1994.

*The UK Strategy* – London HMSO.

*RSPB PLANSCAN NORTHERN IRELAND* – A study of Development Plans in Northern Ireland – 1993

*DOE : 1993 : Environmental Appraisal of Development Plans : A Good Practice Guide*, London HMSO.

## PROCEDURE

The practical elements of the SEA are as follows:–

The assessment group consisted of 4 team members who met to discuss and assess the impact of the policy options. The team initially adopted the form and categories detailed in the appraisal used by Bedfordshire County Council/RSPB with the addition of 2 further categories to reflect the relationship between the policy and the impact (*see Appendix A*). The 2 additional categories were:–

- o Adverse impact
- + Beneficial impact

The analysis was recorded on a Policy Impact Matrix (*see Appendix A*) with additional comments placed on a Commentary Matrix sheet (*see Appendix B*).

The Environmental Impact Criteria divides into 3 main groups:–

- Global Sustainability
- Natural Resources
- Environmental Quality.

The policies were summarised in a descriptive manner under these categories (*see Appendix C*) and finally tabulated in an easy to read matrix (*see Appendix D*).

## CONCLUSION

The conclusion of the analysis summarised in Appendix C indicates:–

**that withholding the release of Phase II housing land is more environmentally beneficial than permitting development to take place.**

This is not unexpected. The balancing factor which does not form part of the analysis is 'the need' for such land. If such land was 'needed' for housing it would be a matter of providing ameliorating factors into the process of house building to reduce its adverse effect on the environment.

APPENDIX A

ENVIRONMENTAL APPRAISAL : ANTRIM AREA PLAN : ALTERATION NO. 2

THE POLICY IMPACT MATRIX

HOUSING	Criteria	Global Sustainability								Natural Resources				Local Environmental Quality			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Policies	1. To release Phase II Lands	Transport Energy Efficiency: TRIPS	Transport Energy Efficiency: MODES	Built Environment	Renewable Energy Potential	Rate of CO <sub>2</sub> Fixing	Wildlife Conservation	Air Quality	Water Conservation and Quality	Land and Soil Quality	Minerals Conservation	Landscape and Open Land	Urban Environment "Livability"	Cultural Heritage	Public Access	Open Space	Building Quality
		0	X	0	0	?	0	0	0	0	0	0	0	•	•	0	+
Policies	2. To withhold release of Phase II Lands	Transport Energy Efficiency: TRIPS	Transport Energy Efficiency: MODES	Built Environment	Renewable Energy Potential	Rate of CO <sub>2</sub> Fixing	Wildlife Conservation	Air Quality	Water Conservation and Quality	Land and Soil Quality	Minerals Conservation	Landscape and Open Land	Urban Environment "Livability"	Cultural Heritage	Public Access	Open Space	Building Quality
		✓	•	✓	•	+	+	+	+	0	+	✓	+	+	+	+	•

Context:

- No relationship or insignificant impact      ✓? Likely, but unpredictable impact      ✓ Significant beneficial impact
- 0 Adverse      ? Uncertainty of prediction or knowledge      + Beneficial impact

X Significant adverse impact

— Additional categories underlined

## APPENDIX B (a)

### Policy Impact Matrix Commentary – The Release of Phase II Housing Land

#### Policy to be Tested:

**Context: Land Currently Zoned as Phase II Housing Land Expected to be Released in Period 1996-2001**

Environmental Impact Criteria		Impact	Commentary
1	<u>Global Sustainability</u> Transport Energy Efficiency: TRIPS:	O	<u>Adverse</u> – Private housing likely to be serviced by private cars – but will generally require transport.
2	Transport Energy Efficiency: MODES	X	<u>Significant Adverse</u> – Likely to be serviced mostly by private cars: Bus service to fringe of site.
3	Built Environment Energy Efficiency	O	<u>Adverse</u> – Individual dwellings each with its own heating – leaking of heat into environment.
4	Renewable Energy Potential	O	<u>Adverse</u> – Limited potential for the use of renewable energy services.
5	CO <sub>2</sub> fixing	?	<u>Uncertain</u> – Loss of hedges and trees balanced by landscaping.
6	Wildlife Conservation	O	<u>Adverse</u> – Destruction of wildlife environments in fields and hedges.
7	<u>Natural Resources</u> Air Quality	O	<u>Adverse</u> – Additional waste gases from individual home heating boilers.
8	Water Conservation	O	<u>Adverse</u> – Increased storm and foul sewage increased use of water generally.
9	Land and Soil	O	<u>Adverse</u> – Loss of green fields and replacement by hard surfacing.
10	Minerals Conservation	O	<u>Adverse</u> – New buildings will use minerals and resources in construction.
11	<u>Environmental Quality</u> Landscape	O	<u>Adverse</u> – Will reduce the overall level of open space – could be reduced by provision of landscaping and passive open space.
12	“Liveability”	•	<u>No relationship</u> – A good design can create a 'good' living environment, but must be seen as negative in relation to current position.
13	Cultural Heritage	•	<u>No relationship</u> – There are no remaining monuments or historic features on the sites which cannot be retained.
14	Open Space	O	<u>Adverse</u> – Will convert open landscape into built up area.
15	Building Quality	+	<u>Beneficial</u> – Good design and layout can be beneficial.

#### Summary

The overall effect of releasing Phase II housing land will be adverse. This is not unexpected as the comparison is between open landscape and housing estates.

## APPENDIX B (b)

### Policy Impact Matrix Commentary

**Policy to be Tested: To withhold Release of Phase II Housing Land**

**Context: Land Currently Zoned as Phase II Housing Land**

Environmental Impact Criteria		Impact	Commentary
1	<b>Global Sustainability</b> Transport Energy Efficiency: TRIPS:	✓	<u>Significant Beneficial Impact</u> – Little requirement for additional trips other than serving existing homes and businesses.
2	Transport Energy Efficiency: MODES	•	<u>No relationship</u> – Existing situation likely to remain – little change to modes of transport used.
3	Built Environment Energy Efficiency	•	<u>No relationships</u> – No buildings therefore no built Environment Energy requirements.
4	Renewable Energy Potential	•	<u>No relationship</u>
5	CO <sub>2</sub> fixing	+	<u>Beneficial impact</u> – Current trees to remain.
6	Wildlife Conservation	+	<u>Beneficial impact</u> – Current environments to remain.
7	<b>Natural Resources</b> Air Quality	+	<u>Beneficial Impact</u> – Air quality will benefit from no additional dwellings and central heating boilers.
8	Water Conservation	+	<u>Beneficial Impact</u> – Water quality will be assisted by no new storm or foul run off.
9	Land and Soil	+	<u>Beneficial Impact</u> – Soil to remain in agriculture use.
10	Minerals Conservation	+	<u>Beneficial Impact</u> – No requirement for building materials.
11	<b>Environmental Quality</b> Landscape	✓	<u>Significant Beneficial Impact</u> – Land to remain as open fields
12	“Liveability”	+	<u>Beneficial Impact</u> – Benefit to public as land is not being built upon.
13	Cultural Heritage	•	<u>No relationship</u> – Matters to remain as at present.
14	Open Space	+	<u>Beneficial Impact</u> – Large areas not to be built upon.
15	Building Quality	•	<u>No Relationship</u> – Good design and layout can be beneficial.

### Summary

The overall impact of not releasing the Phase II Housing Land is very positive in relation to the effects on the environment as would be expected in a choice between developing green field sites or leaving them in agricultural use.



## APPENDIX C

### FACTORS

Policy	Global Sustainability	Natural Resources	Environmental Quality
(a) To release Phase II housing land.	Adverse effect through the need for additional private transport; individual home heating boilers and the replacement of fields and hedges with hard surfacing.	Adverse effect through use of cars, and heating boilers on air quality. Reduction in water quality through additional foul and storm sewage added to the loss of soil and land currently in agricultural use.	Adverse effect through the creation of hard surfacing in place of existing open space but modified by the fact that the effect on cultural heritage can be mollified pending on the specific locations of areas/buildings to be kept. Also the quality of the buildings and layout can be improved by planning conditions.
(b) Withhold release of Phase II housing lands.	This will have a beneficial effect because the land which is in agricultural use will remain as such with benefits in terms of CO <sub>2</sub> fixing, preservation of wildlife habitats and no requirement for.	Beneficial effect because there will be no building on or effluent from the zoned sites which will remain in agricultural use.	Overall beneficial effect as the land will remain in agricultural use. No sites of cultural sensitivity will be affected. The pleasant open landscape is to be preserved.

## APPENDIX D

### FACTORS

Policy	Sustainability	Natural Resources	Environmental Quality
(a) To release Phase II housing land.	⇐	⇐	⇐
(b) To withhold release of Phase II housing lands.	⇒	⇒	⇒

- Key:**
- ⇒ More environmentally beneficial.
  - ⇐ More environmentally damaging.
  - ⇐⇐ Significantly environmentally damaging.
  - ⇔ Could go either way.
  - = Little or no effect.

## THE PLANNING TEAM

The Citizens Charter for Northern Ireland seeks to ensure that the public are aware of the personnel who are involved with the production of the Area Plan. Those chiefly involved in the production of the Antrim Area Plan Alteration No. 2 were (in alphabetical order):

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I. McAllister  
G. McCorry  
J. McNeill  
I. Raphael

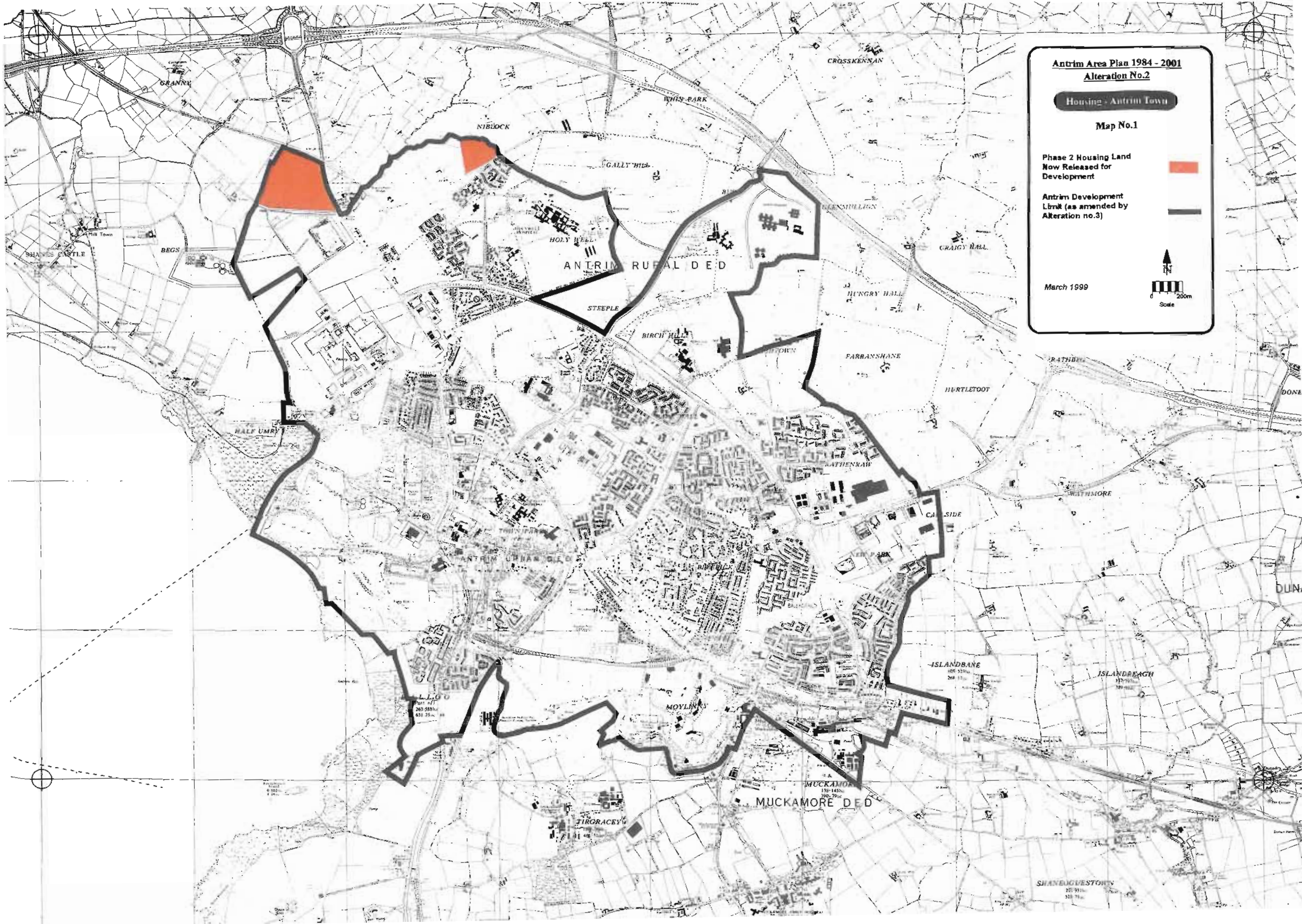
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**Antrim Area Plan 1984 - 2001**  
**Alteration No.2**

Housing - Antrim Town

Map No.1

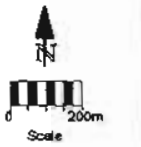
Phase 2 Housing Land  
Now Released for  
Development



Antrim Development  
Limit (as amended by  
Alteration no.3)



March 1999



SHANEGUESTOWN  
20 910  
528 750



**Antrim Area Plan 1984 - 2001**  
**Alteration No.2**

Housing - Antrim Town

Supplement

Map No.2

Land Zoned for Housing  
Antrim Area Plan 1984 - 2001

Phase 1  
Housing Land



Phase 2  
Housing Land



March 1999

