

Local Development Plan 2030

DRAFT LOCAL POLICIES PLAN

Housing Call for Sites
Guidance Notes



Antrim and Newtownabbey Local Development Plan 2030

Housing Land: Call for Sites

Guidance Notes

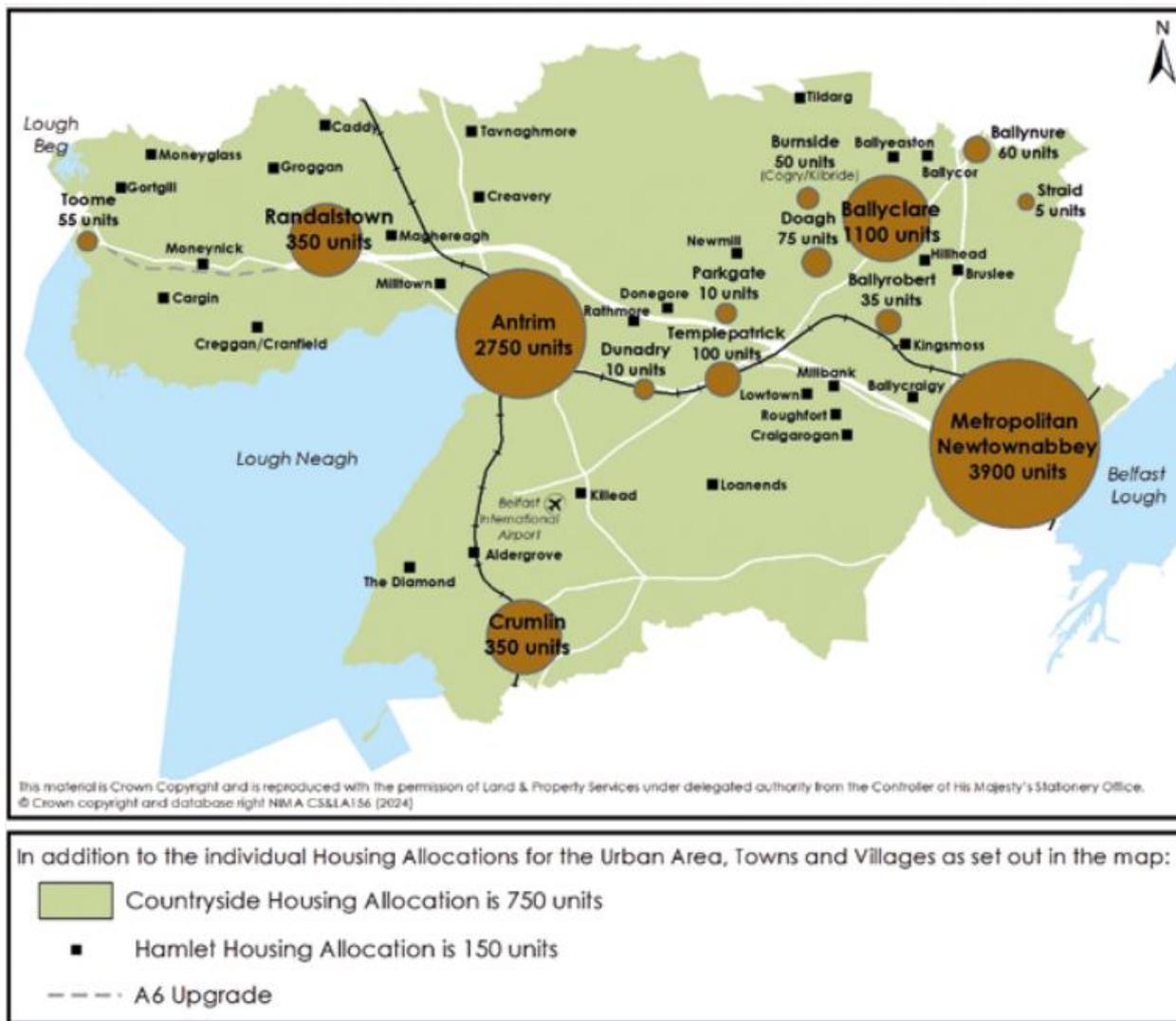
Please read these Guidance Notes before completing the Call for Sites form.

What is a 'Call for Sites'? - Summary

The Council is currently preparing a new Local Development Plan (LDP) for the Borough that will look forward to the year 2030. One of the core functions of the LDP is to make provision for the delivery of new homes and plan for future housing growth across the Borough.

Plan Strategy Housing Growth and Allocation

The Council adopted the first part of the LDP, the Plan Strategy (PS), on 03 July 2025, which, amongst a range of other provisions, sought to facilitate the delivery of *at least 9,750* new homes across the Borough over the Plan period 2015 to 2030. Table 6 on page 135 of the PS and the map overleaf identifies the allocation of housing growth to each settlement within the Borough and the rural area. The PS states that it is anticipated that for the vast majority of settlements, there is an ample supply of land currently available to meet the housing growth requirement. **As a consequence, it is considered that there may only be a minimal requirement for the zoning of additional housing land in the Local Policies Plan, unless location specific needs dictate otherwise.**



Draft Local Policies Plan

The Council's Planning Section and its appointed consultants are currently developing an evidence base for housing to support the second stage of the LDP process, the Draft Local Policies Plan (DLPP).

This CFS represents an opportunity for individuals, landowners and developers to submit sites that they think may be suitable and available for use as housing, to help meet the housing allocation identified in the PS. It will help the Council identify a potential 'pool' of sites for further consideration through a range of technical assessments to determine if any are suitable for allocation in the DLPP.

Please be advised this 'Call for Sites':

- **does not determine how much land the Council needs to include in its new LDP, nor whether a site should be allocated for development/guarantee that a site will be brought forward in the LDP. It is simply an opportunity for interested persons to submit sites that they would like to see considered as part of the preparation of the new Local Development Plan; and**
- **is not a decision-making exercise. It does not allocate sites or identify broad locations for development or pre-empt future plan-making or related decisions by the Council. Neither does it mean that planning permission will be granted on sites that are found to have development potential.**

Potential Questions

Q1 – Why is a 'Call for Sites' taking place if the PS states there is already ample land for housing?

The PS identifies a housing allocation for each settlement in the Borough for the plan period, 2015 to 2030. This allocation is met by a range of sources including dwelling units built since 2015, those units expected to come through planning approvals for housing and those units expected to come through the future zoning of currently uncommitted lands.

The emerging evidence base currently being prepared by the Council and its appointed consultants identifies that there are however a number of settlements within the Borough, where the estimated housing supply is likely in a deficit situation or close to the housing allocation for the settlement.

The Council has commenced a housing supply study to inform the DLLP. Appendix 1 of this Guidance Note identifies the expected level of housing supply within the settlements of the Borough so far identified in the housing study. It is important to stress at this stage that this is an emerging evidence base which may be subject to change as the plan-making process evolves. In order to fully consider the potential availability of housing land to meet the identified housing allocation, the Council is undertaking this CFS exercise. The Council's housing study is ongoing and will include consideration in due course for affordable housing.

Q2 - Which sites can I suggest?

Suggested sites should be within, abut, or be in proximity, to the built-up form of a settlement as designated in the PS. They may be greenfield (undeveloped) or brownfield (previously developed) or even in a current alternative use.

As sites promoted through the CFS exercise will be considered for housing zonings in the DLPP, the CFS should focus on settlements at the metropolitan area, town and village tier within the settlement hierarchy, as indicated on Table 1, page 66 of the PS.

As housing zoning within the DLPP will not take place at the hamlet tier or within the countryside, sites relating to the hamlets or the open countryside away from towns and villages will not generally be considered.

The Council is particularly keen to receive submissions relating to settlements where there is a current housing supply deficit or the supply is finely balanced in comparison to the housing allocation (as understood on the basis of the emerging evidence base), see table in Appendix 1.

The information you provide will be used by the Council to assist and inform the production of the new LDP. Further information on the Plan's progress to date can be found on the Council website at, <https://antrimandnewtownabbey.gov.uk/ldp/>.

Q3 - Can I submit more than one site?

Yes, the Council is keen to receive and consider information on a range of sites that may be suitable and available for use as housing. However, we request that a separate form is completed for each site suggested.

Q4 - I have already suggested a site in my Representation to the Draft Plan Strategy; do I need to re-submit information?

The Council is already aware of a number of sites which have been submitted during the Plan making process so far. However, we recommend that you complete the Call for Sites form to ensure such sites are considered through this process and we are aware of any updated details. It is also an opportunity for you to outline why you consider the site suggested is suitable for housing.

Q5 - What happens after I submit a site suggestion?

Submitting a suggested site for consideration as part of the CFS does not in itself guarantee that it will be included as a designation. Only those sites that are needed to meet development requirements and which meet relevant criteria in terms of size, location, suitability and availability are likely to be allocated in the DLPP.

In addition, the DLPP as a whole will be assessed for 'soundness' at Independent Examination. This is a legal requirement under the Planning Act (Northern Ireland) 2011 and involves testing the principles, content and preparation process of the plan against a list of key criteria. Further information in relation to soundness is contained within [Development Plan Practice Note 6](#) published by the Department for Infrastructure.

Q6 - Is my site more likely to get planning permission if I suggest it through the Call for Sites?

No. Submitting a CFS form does not, in itself, determine whether a site should be allocated or granted planning permission.

Q7 - What is the timeframe for my suggested site to be considered?

The assessment of suggested sites can be a lengthy process as there are many factors to consider. The Council publishes a LDP Timetable to outline the steps, progress, and anticipated timeframes involved in the production of the new LDP. This Timetable is subject to periodic review and is available to view online at, <https://antrimandnewtownabbey.gov.uk/ldp/>.

Q8 - What will happen to my personal information?

Information collected in this CFS will be processed in accordance with the General Data Protection Regulations. The Council's LDP Privacy Notice can be viewed on the Council website at, <https://antrimandnewtownabbey.gov.uk/ldp/>. Hard copies are available on request.

Information on your suggested site may be publicly available as part of the DLPP process, although personal contact details will not be published. Please

note that the publication of sites does not indicate that they will be allocated or will successfully obtain planning permission for development.

Q9 – I previously sent a request for my lands to be included in the Council's LDP process (between April 2015 and September 2025).

Please be advised, in compliance with Council's General Data Protection Regulations, the Forward Planning Section has now RETURNED any public representation received from 01 April 2015 made to the Council OUTSIDE OF FORMAL PUBLIC CONSULTATION PROCESS (the Preferred Options Plan, and/or the Draft Plan Strategy). Therefore, those persons who have had their previous submission returned, are encouraged to resubmit their request for land to be included, through the CFS process.

Q10 - How do I submit my completed Call for Sites form?

Respondents are strongly encouraged to complete the online electronic survey form, making sure to answer Housing CFS for question 1 – please provide the site address and clearly indicate the boundary of the site through the provided map.

Alternatively, where you would like to make your submission to either CFS in hardcopy, please download the [CFS Response Form](#).

Hardcopy responses can be submitted via post to, Forward Planning Section, Antrim and Newtownabbey Borough Council, Mossley Mill, Carnmoney Road North, Newtownabbey, BT36 5QA, or alternatively by email to:

forwardplanningteam@antrimandnewtownabbey.gov.uk

In addition, any relevant supplementary evidence can be submitted to the email or postal address above.

Q11 - What happens if I miss the CFS response period?

To ensure there is sufficient time for the Council to consider the sustainability, suitability and deliverability of your suggested site, all submissions should be received by the closing date of 19 February 2026. Late submissions will not generally be accepted.

If you have any further questions on the Housing Call for Sites, or would like further information, please contact the Forward Planning Team by email, forwardplanningteam@antrimandnewtownabbey.gov.uk. or telephone, 0300 123 6677.

Appendix 1: Housing Supply Overview – November 2025

The table overleaf provides an emerging overview of the housing supply position identified to date as part of the Council's housing study, across the Borough of Antrim and Newtownabbey over the period 2015-2030, which is the plan period established under the Plan Strategy (PS). It should be stressed that this evidence base is emerging and may change over the course of the plan-making process.

The table provides a comparison, by settlement, of the overall housing allocation i.e. the amount of homes needed, with the amount of housing supply. The supply includes a number of sources:

- Housing completions from 2015 to 2025;
- Sites that are currently under construction or that have live permission and are not yet started, where the number of homes is expected to be delivered by 2030;
- Potential additional homes expected to come forward through windfalls;
- Potential additional homes on sites within existing settlement limits, identified by the Council, which have been assessed as being potentially appropriate locations for housing and where there has been an indication that the site is deliverable/available for housing development.

Headlines from the table include:

- Housing supply has generally performed strongly across the Borough;
- When focusing purely on housing commitments, there are several settlements where the supply has met the identified housing allocation, specifically: Ballyclare, Randalstown, Ballyrobert, Doagh, Dunadry, Parkgate, Templepatrick, Toome and the Hamlet tier;
- When factoring potential additional homes on sites that are considered to be appropriate locations for future housing, all settlements with the exception of Ballynure and Straid have a surplus against the PS housing allocation;
- The largest shortfall is at Ballynure (33 homes) compared to the growth allocation of 60 homes;
- Crumlin and Randalstown have a very small surplus, but Crumlin is heavily reliant upon potential additional sites coming forward to meet the growth allocation;
- There is a greater reliance on the potential additional supply at Metropolitan Newtownabbey and Antrim to ensure that the growth allocation is met;
- In some instances, there is a relatively high housing surplus compared to the PS growth allocation, specifically for Ballyclare (1,462 homes), Doagh (229 homes), Templepatrick (140 homes) and Toome (290 homes). This is largely due to the high number of housing completions and commitments at these settlements;
- Relative to its housing growth allocation, the surplus for Metropolitan Newtownabbey (213 homes) is relatively small.

Housing Supply Table 2015 to 2030

Name	Tier	Settlement Hierarchy	Housing Allocation 2015 - 2030	Housing Commitments					Sub-total 2015 -2030	Potential Additional Units from Identified Sites	Total 2015 - 2030	Surplus/Shortfall - Total Supply compared to Housing Allocation
				Completions 2015 -2025	Under Construction	Sites with Planning Permission but not started	Windfall					
Metropolitan Newtownabbey	1	Metropolitan Urban Area	3900	2372	943	255	247	3817	296	4113	213	
Antrim	2	Major Hub Town	2750	1397	920	39	182	2538	642	3180	430	
Ballyclare	3	Large Town	1100	759	886	328	44	2017	545	2562	1462	
Crumlin	4	Towns	350	188	35	39	34	296	56	352	2	
Randalstown			350	103	191	51	6	351	0	351	1	
Ballynure	5	Villages	60	22	3	2	n/a	27	0	27	-33	
Ballyrobert			35	67	8	0	n/a	75	0	75	40	
Burnside (Cogry/Kilbride)			50	28	0	2	n/a	30	29	59	9	
Doagh			75	31	184	89	n/a	304	0	304	229	
Dunadry			10	18	7	0	n/a	25	0	25	15	
Parkgate			10	38	2	14	n/a	54	0	54	44	
Straid			5	0	0	2	n/a	2	0	2	-3	
Templepatrick			100	114	46	6	n/a	166	74	240	140	
Toome			55	171	55	61	n/a	287	58	345	290	
Hamlets			150	93	62	84	n/a	239	82 ^{est.**}	321	171	
Countryside			750	750*	n/a	n/a	n/a	750	n/a	750	n/a	

* completions 2015 to 2030, at 50 dwellings per annum.

** estimated potential via infill and rounding off opportunities



**Antrim and
Newtownabbey**
BOROUGH COUNCIL

**Mossley Mill
Carnmoney Road North,
Newtownabbey
BT36 5QA**

**Antrim Civic Centre
50 Stiles Way,
Antrim,
BT41 2UB**