

Local Development Plan | 2030

Draft Plan Strategy

Evidence Paper 6: Housing

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Executive Summary

- Good quality, adequate housing is a fundamental need of society. Housing is one of the key elements of a new Local Development Plan (LDP) and planning plays a central role to ensure the population has access to decent, safe, connected, affordable and well connected homes. Housing development is also a key component of a healthy economy, can help drive the regeneration and renewal of localities and has the potential to make a significant positive contribution to the character of our built environment.
- It is the role of the LDP to proactively facilitate the delivery of land for homes to meet the full range of future housing needs.
- The Regional Development Strategy and Strategic Planning Policy Statement provide assistance and guidance for Councils in planning for future housing growth and allocating this growth among settlements and the countryside.
- The total housing stock in the Borough at April 2018 was 59,428 dwellings, with detached dwellings the most prevalent type.
- The Ulster University of House Price Index, ranks the Borough the 5th most unaffordable of the 11 Council areas in Northern Ireland.
- 71% of all dwellings are owner occupied, with the average price of sales in this sector of approximately £142,000.
- 14% of households in the Borough are social rented and 15% are private rented.
- There were 2562 general social housing waiting list applications at March 2018. 66% of these applications are in housing stress.
- Single person, older person and small adult households comprise approximately 86% of those on the waiting list.
- NIHE estimates that there is a residual need in the Borough for 1272 new social housing units from 2018 to 2030, with the vast majority of need located within Metropolitan Newtownabbey.
- Taking into account the RDS Housing Growth Indicator and historic pre-downturn house building rates, a housing growth figure of 9,750 units from 2015 to 2030 has been identified for the Borough.

- Evidence suggests a steadily recovering housing market, where housebuilding will be on par with the suggested housing growth build rate within 2 to 3 years if current growth in rates continue. Current build rates in the Borough are already exceeding the annual HGI build rate.
- Housing growth has been allocated amongst the various settlements and countryside by taking into account regional guidance, the role and function of the existing settlements and their capacity to accept further growth.
- The draft Plan Strategy allocates approximately 80% of the total housing growth to the 3 largest settlements in the Borough.
- It is estimated that 750 new dwellings, i.e. non-replacement category, will be provided in the countryside between 2015 and 2030.
- Evidence suggests that housing growth will, in the vast majority of settlements be provided through existing 'commitments' and 'windfall' and that on the whole, significant changes to existing development limits will not be required at Local Policies Plan stage to allow for extra housing land.
- It is estimated that within existing settlements, a significant amount of additional land exists in the form of urban capacity, uncommitted greenfield sites and development opportunity sites.

1 Introduction

- 1.1 This is one of a series of background papers and studies being presented as part of the evidence base to inform the preparation of the Antrim and Newtownabbey Local Development Plan 2030 (LDP). This paper draws together the evidence base used in relation to the topic of Housing. The evidence in this paper was collated at a point in time and may be subject to further updates. Evidence papers should be read collectively.
- 1.2 In line with Departmental guidance, the Council has updated its evidence base to inform the next stage of the LDP known as the Plan Strategy. This paper updates the 'Meeting the Needs of Society' baseline evidence paper, in so far as it relates to Housing, which accompanied the Preferred Options Paper (POP) published in January 2017.
- 1.3 It should be noted that the evidence base collected to inform the draft Plan Strategy also forms the basis for additional assessments and appraisals required as part of the plan preparation process, most notably the Sustainability Appraisal (SA).
- 1.4 Good quality, adequate housing is a fundamental need of society. It is one of the key elements of a new LDP and planning plays a central role to ensure the population has access to decent, safe, connected, affordable and well connected homes. Housing development is also a key component of a healthy economy, can help drive the regeneration and renewal of localities and has the potential to make a significant positive contribution to the character of our built environment. It is the role of the LDP to proactively facilitate the delivery of land for homes which meets the full range of future housing needs.

2 Legislative Context

The Planning Act (Northern Ireland) 2011

- 2.1 The Planning Act (Northern Ireland) 2011 (hereafter referred to as the 2011 Act) is the principal planning legislation in Northern Ireland, which underpins the reformed two-tier planning system that commenced on 1 April 2015. It introduced the plan-led system, where the LDP is the primary consideration for decision making on all new development schemes and proposals will be required to accord with its provisions unless, exceptionally other material considerations indicate otherwise.
- 2.2 Under the new Planning System introduced in 2015, the LDP will comprise of two documents, a Plan Strategy and a Local Policies Plan that will be prepared in sequence. It also requires the LDP to be subject to a Sustainability Appraisal (SA).

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

- 2.3 These Regulations set out the sequence in which the Council's new LDP is to be prepared and provides detail on the content and procedure of each stage in the LDP preparation process and independent examination.

The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015

- 2.4 These Regulations set out the sequence in which the Council's Statement of Community Involvement (SCI) is to be prepared and provides detail on the content and procedures required. The Council published its SCI in January 2016 the purpose of which is to define how the Council will engage with the community in the delivery of the LDP. It is set within the context of the Council's Corporate Plan and meets the requirements of the 2011 Act.

Northern Ireland (Miscellaneous Provisions) Act 2006

- 2.5 Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires all Northern Ireland Departments and Councils, in exercising their functions, to act in the way they consider best calculated to contribute to the achievement of sustainable development. Section 5 of the 2011 Act copper-fastens this duty by requiring those who exercise any function in relation to LDPs to do so with the objective of furthering sustainable development.

Local Government Act (Northern Ireland) 2014

- 2.6 The Local Government Act (Northern Ireland) 2014 introduced a statutory link between a Council's Community Plan and LDP, and requests that the preparation of the LDP must take account of the Community Plan.

Section 75 of the Northern Ireland Act 1998

- 2.7 The Council has a statutory duty under Section 75 of the Northern Ireland Act 1998 as a public authority, in carrying out its functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity between the nine equality categories of persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation; men and women generally persons with a disability and persons without; and persons with dependants and persons without.
- 2.8 The Council has engaged and will continue to engage with Section 75 groups throughout the LDP process, adhering to the Council's SCI.

Rural Needs Act (Northern Ireland) 2016

- 2.9 The Rural Needs Act (Northern Ireland) 2016 provides a statutory duty on public authorities to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans, and when designing and delivering public services and came into effect for Councils in June 2017.
- 2.10 Rural needs is an ongoing and integral component of the Council's LDP.

The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

- 2.11 It is a statutory requirement that all plans and programmes that are likely to have a significant environmental effect must be subject to a Strategic Environmental Assessment (SEA). The European Union Directive '2001/42/EC' states that an SEA is mandatory and was transposed into local legislation in the form of The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (the EAPP (NI) Regulations). The objective of the SEA directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the Council's LDP, with the view to promoting sustainable development.
- 2.12 The SEA is an ongoing process and must be carried out in conjunction with, and integrated into the LDP process. Under the provisions of the SEA Directive and the Regulations, an Environmental Report is published with the LDP document.

The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995

- 2.13 The LDP is required to consider its impact on the integrity of Natura 2000 sites (these comprise Special Areas of Conservation, Special Protection Areas and RAMSAR Sites) and will be subject to a Habitats Regulation Assessment (HRA). Similar to the SEA the HRA is an on-going process, which will take place at key stages during the preparation of the LDP. The Regulations contribute to transposing the requirements of the EC Habitats and Birds Directives.

3 Regional Policy Context

Draft Programme for Government Framework 2016-2021

- 3.1 The key aim of the draft Programme for Government (PfG) is to grow a sustainable economy through investing in the future, tackling disadvantage, improving health and wellbeing, protecting the people and the environment, building a strong and shared community and delivering high quality services.
- 3.2 The delivery of many of the strategic outcomes will be the responsibility of central government, however, the LDP will play a supporting role in helping to deliver many of these. Particularly relevant are Outcome 2, 'We Live and Work Sustainably, Protecting the Environment' and Outcome 12, 'We Have Created a Place Where People Want to Live and Work, to Visit and Invest'.

Sustainable Development Strategy Northern Ireland 2010

- 3.3 The 'Everyone's Involved' Sustainable Development Strategy (SDS) includes 'strengthen society so that it is more tolerant, inclusive and stable and permits positive progress in quality of life for everyone' as a priority area for action. In this context the SDS notes that 'to create the conditions under which people

can pursue positive progress in their quality of life, we need to ensure that everyone has access to decent housing that enables them to live sustainably.'

The Regional Development Strategy 2035

- 3.4 The Regional Development Strategy 2035 (RDS) sets regional guidance that aims to 'manage housing growth to achieve sustainable patterns of residential development' (RG8). This will be achieved by:
- Promoting more sustainable housing development within existing urban areas;
 - Ensuring an adequate and available supply of quality housing to meet the needs of everyone; and
 - Use of a broad evaluation framework to assist judgements on the allocation of housing growth.
- 3.5 The RDS also sets a target that 60% of all new housing should be located on brownfield sites within the urban footprint of settlements which have a population greater than 5,000.
- 3.6 The RDS aims to strengthen community cohesion (RG6) and in this context encourages mixed housing development. It notes that neighbourhoods with homes in a range of sizes and tenures will allow heterogeneous populations to live together and suggests that diverse populations lead to more stable communities and can help reduce social isolation.
- 3.7 In addition, the RDS aims to support urban and rural renaissance (RG7) and notes that mixed use development of under-utilised land and buildings can play a very important role in helping to regenerate and revitalise a declining area.
- 3.8 The RDS also provides Spatial Framework Guidance (SFG) relating to the components of the spatial framework. It states that Metropolitan Newtownabbey is part of the Belfast Metropolitan Urban Area (BMUA), Antrim is a Main Hub and the remaining settlements in the Borough are part of the rural area.
- 3.9 The RDS seeks to grow the population of the City of Belfast (SFG2) and while not explicitly stated, this would appear to imply that population and housing growth in the BMUA should be focussed within the City of Belfast.
- 3.10 The RDS also seeks to grow the population of the Hubs (SFG12) and sustain rural communities living in smaller towns, villages, hamlets and the open countryside (SFG 13).
- 3.11 In order to assist Councils in planning for future housing growth the RDS defines Housing Growth Indicators (HGIs). These provide an estimate of the new dwelling requirement for the period 2012 to 2025. The Department for Infrastructure published 2012 based Housing Growth Indicators (HGIs) set an

indicator for the Borough of 7,200 new dwellings, which is 7.66% of the Northern Ireland total of 94,000 new dwellings.

- 3.12 As set out in Table 1, the RDS provides a Housing Evaluation Framework, to aid an assessment of the potential capacity of each settlement to accept housing growth, which helps to inform the distribution of housing growth to each settlement. This assessment is based on the resources, environmental capacity, transport links, economic development potential, character, and community services that each settlement possesses.

Table 1: Housing Evaluation Framework

| | |
|--------------------------------|---|
| Resource Test | Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity. |
| Environmental Capacity Test | An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made. |
| Transport Test | Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car. |
| Economic Development Test | The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed. |
| Urban and Rural Character Test | Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement. |
| Community Services Test | The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed. |

Source: RDS 2035 p. 42

Regional Transportation Strategy for Northern Ireland 2002-2012

- 3.13 The Regional Transport Strategy (RTS) for Northern Ireland 2002-2012 identifies strategic transportation investment priorities and considers potential funding sources and affordability of planned initiatives over the strategy period. The RTS is a 'daughter document' of the Regional Development Strategy for Northern Ireland 2035, which sets out the spatial development framework for Northern Ireland up to 2035.
- 3.14 This Strategy was supported by three initiatives namely Belfast Metropolitan Transport Plan 2004, Regional Strategic Transport Network Transport Plan 2015 and the Sub-Regional Transport Plan 2007.

Belfast Metropolitan Transport Plan 2004

- 3.15 The Belfast Metropolitan Transport Plan (BMTP) 2004 is the local transport plan for the Belfast Metropolitan Area (BMA) including Metropolitan Newtownabbey. This plan delivered a phased and costed implementation programme of transport schemes to 2015. This plan took forward the strategic initiatives of the RTS 2002-2012.

Regional Strategic Transport Network Transport Plan 2015 (2005)

- 3.16 The former Department for Regional Development (DRD), now the Department for Infrastructure (DfI) prepared the Regional Strategic Transport Network Transport Plan (RSTN TP) 2015. The Plan is based on the guidance set out in the RDS 2035 and the RTS 2002-2012. The Plan presents a range of multi-modal transport initiatives to manage, maintain and develop Northern Ireland's Strategic Transport Network. The Regional Strategic Transport Network of Northern Ireland comprises the complete rail network, five Key Transport Corridors (KTCs), four Link Corridors, the Belfast Metropolitan Transport Corridors and the remainder of the trunk road network.

Sub-Regional Transport Plan 2007

- 3.17 The Sub-Regional Transport Plan (SRTP) 2007 covers Antrim and takes forward the strategic initiatives of the Regional Transportation Strategy (RTS) for Northern Ireland 2002-2012. The SRTP deals with the transport needs of the whole of Northern Ireland with the exception of the BMA and the rail and trunk road networks, which are covered, in the BMA and RSTN TP.

Ensuring a Sustainable Transport Future – 'A New Approach to Regional Transportation' 2011

- 3.18 Ensuring a Sustainable Transport Future (ESTF) was developed to build on the RTS for Northern Ireland 2002-2012 and to refocus and rebalance the investment in the future. Unlike the 2002 Strategy, Ensuring a Sustainable Transport Future (ESTF) does not include details of schemes or projects. Rather, the Department has set three High Level Aims for transportation along with twelve supporting Strategic Objectives, covering the economy, society and the environment. The ESTF complements the RDS 2035 and contains high-level aims and strategic objectives to support the growth of the economy, enhance the quality of life for all and reduce the environmental impact of transport. It sets out the approach to regional transportation and is used to guide strategic investment decisions beyond 2015. Work is progressing on the implementation of the ESTF and the Council will ensure that any future transportation projects affecting the Borough are appropriately reflected in the LDP.

Forthcoming Transport Plans

- 3.19 The Department for Infrastructure is currently preparing new Transport Plans which will cover the Borough. This includes a new Regional Strategic Transport Network Plan for all of Northern Ireland and a new Belfast Metropolitan Transport Plan which will cover Belfast City Council, Lisburn and Castlereagh City Council, Ards and North Down Borough Council and Mid and East Antrim Borough Council as well as Antrim and Newtownabbey Borough Council. Antrim and Newtownabbey Borough Council is represented on the Project Boards for both plans along with other Councils.
- 3.20 As part of the preparation for the Belfast Metropolitan Transport Plan, the Department is preparing a Transport Study for the greater Belfast area and the

Council has taken the emerging study into consideration in the preparation of its draft Plan Strategy. Work will also continue to bring forward the next stage of the LDP, the Local Policies Plan, alongside the Department's Transport Plans.

- 3.21 Further information on the Transport Study and Transport Plans is available on the Department for Infrastructure's website <https://www.infrastructure-ni.gov.uk/>.

Sustainable Water – A Long-Term Water Strategy for Northern Ireland 2015-2040

- 3.22 'Sustainable Water – A Long-Term Water Strategy for Northern Ireland (2015-2040)' sets out a range of initiatives to deliver the Executive's long term goal of a sustainable water sector in Northern Ireland. The Strategy recognises how planning can impact on flood risk and water quality and aims to ensure that existing water and sewerage infrastructure and investment proposals inform future planning decisions and the preparation of LDPs.

- 3.23 The Strategy sets out a number of matters that the Council's new LDP will need to take into account which are summarised below:

- Ensuring planning decisions are informed by up to date information on the risk from all significant sources of flooding;
- Prevention of inappropriate development in high flood risk areas and ensuring that future development does not increase flood risk;
- Exceptional development within high flood risk areas must make provision for adequate mitigation measures;
- Ensure surface water drainage is adequately addressed; and
- Planning policy should promote sustainable water and sewerage services by making appropriate space for water and sewerage infrastructure including sustainable drainage systems.

Strategic Planning Policy Statement 2015

- 3.24 The Strategic Planning Policy Statement (SPPS) states that the regional strategic objectives for housing in settlements are to:

- Manage housing growth to achieve sustainable patterns of development;
- Support urban and rural renaissance; and
- Strengthen community cohesion.

- 3.25 The SPPS states that the policy approach must be to facilitate an adequate and available supply of quality housing to meet the needs of everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development, with homes in a range of sizes and tenures.

- 3.26 The SPPS indicates that our LDP should bring forward a strategy for housing, together with policies and proposals that reflect the policy approach of the

SPPS. These should aim to deliver increased housing density without town cramming; sustainable forms of development; good design; and balanced communities.

3.27 It is noted in the SPPS that LDPs will be the main vehicle for assessing future housing land requirements and managing housing growth to achieve sustainable patterns of residential development.

3.28 The SPPS indicates that housing allocations in LDPs should be informed by:

- RDS Housing Growth Indicators (HGs);
- Use of the RDS housing evaluation framework;
- Allowance for existing commitments;
- Urban capacity studies;
- Allowance for windfall housing;
- Application of a sequential approach and identification of suitable sites;
- Housing Needs Assessment (HNA)/Housing Market Analysis (HMA); and
- Transport Assessments.

3.29 The SPPS sets out a list of measures that should be contained within LDPs to achieve these aims and policy directions. These indicate that LDPs should:

- Set out the overall housing provision for each settlement over the plan period;
- Set development limits for all identified settlements;
- Zone sites for housing in larger settlements to meet the full range of identified need. In smaller settlements areas plans may indicate where it is anticipated that most new housing will be located through the use of Housing Policy Areas (HPAs);
- Provide for a managed release of housing land, in line with a 'plan, monitor and manage' approach;
- Identify sites or areas within settlements where the site (or part thereof) is required to meet one or more category of need and clearly state the proportion required;
- Identify settlements where the HNA has found there to be an affordability pressure;
- Zone land or include policy, as appropriate, to reflect the local need resulting from the demand for second homes;
- Where justified, specify those sites or areas where the development of certain house types or a mix of house types will be required;

- Set density levels for housing sites appropriate to the location of the site and the character of the surrounding area;
- Identify areas within town centres where existing residential development will be protected;
- Set requirements for the housing elements of sites identified for a mix of land-uses;
- Include, where appropriate, specific policies to protect the distinctive nature and character of settlements;
- Identify opportunity sites and specify the level of housing that is either required or is acceptable and any design requirements that should be applied;
- Set out any additional plan policies or proposals (including key site requirements) to deliver quality residential environments. For example, plans may set out the main infrastructure requirements that developers will be expected to meet for zoned residential sites, local design requirements, and requirements for local neighbourhood facilities;
- Identify sites requiring a development brief to be drawn up;
- Include as supplementary planning guidance concept master plans for major developments sites; and
- Contain specific policy for safeguarding the character of established residential areas.

3.30 The SPPS also identifies that a Housing Needs Assessment, undertaken by Northern Ireland Housing Executive (NIHE) will identify a range of specific housing needs including 'Affordable Housing', 'Travellers Accommodation' and 'Supported Housing'. The SPPS indicates that the development plan process will be the primary vehicle to facilitate the range of specific needs. NIHE also publish a Housing Investment Plan for the Borough, as well as an annual update which provides a range of background information relating to general and affordable housing.

3.31 The SPPS makes provision for a range of opportunities to allow for residential development in the countryside. It includes policies relating to, new dwellings in existing clusters; replacement dwellings; dwellings on farms; dwellings for non-agricultural business enterprises; infill/ribbon development; the conversion and reuse of existing buildings; a dwelling for personal and domestic circumstances; a temporary caravan; and social and affordable housing development.

Other Planning Policy

3.32 Current operational planning policy, in relation to homes is primarily included within the following Planning Policy Statements (PPSs):

- PPS 12 Housing in Settlements;
- PPS 6 Planning Archaeology and the Built Heritage;

- Addendum to PPS 6 Areas of Townscape Character;
- PPS 7 Quality Residential Environments;
- PPS 7 Addendum – Safeguarding the Character of Established Residential Areas;
- PPS 7 Addendum – Residential Extensions and Alterations;
- PPS 8 Open Space, Sport and Outdoor Recreation; and
- PPS 21 Sustainable Development in the Countryside.

3.33 These PPSs, as well as the SPPS, have been taken into consideration in the formulation of the detailed development management policies, which are contained within the draft Plan Strategy document.

Departmental Guidance

- 3.34 The LDP has been prepared taking account of Departmental policy and guidance, which is available by contacting the Department for Infrastructure.
- 3.35 The Development Plan Practice Note 7 'The Plan Strategy' published in 2015, guides officers and relevant users through the key requirements for the preparation of the Plan Strategy and deals primarily with procedures as well as good practice.
- 3.36 The supplementary planning guidance 'Creating Places - Achieving Quality in Residential Development' (2000) provides detailed guidance for use by prospective developers in the design of all new housing areas. Development Control Advice Note 8: Housing in Existing Urban Areas is also material to the determination of planning applications for small unit housing within existing urban area.

4 Local Policy Context

Legacy Development Plans

- 4.1 The following is a list of the legacy development plans that apply to the Borough:
- Antrim Area Plan 1984-2001 and its alterations (AAP);
 - Belfast Urban Area Plan 2001 (BUAP);
 - Carrickfergus Area Plan 2001¹ (CAP);
 - Draft Newtownabbey Area Plan 2005 (dNAP); and
 - Draft Belfast Metropolitan Area Plan 2015 (dBMAP).

¹ Insofar as it relates to that part of the legacy Carrickfergus Borough Council area at Greenisland that transferred to Antrim and Newtownabbey Borough in 2015 under Review of Public Administration (RPA).

- 4.2 It should be noted that the Belfast Metropolitan Area Plan adopted in September 2014 was subsequently quashed as a result of a judgement of the Court of Appeal delivered in May 2017. As a consequence, the BUAP is now the statutory development plan for the Metropolitan Newtownabbey area of the Borough, with dBMAP remaining a material consideration.

Community Plan – Love Living Here 2017

- 4.3 The Council's Community Plan, 'Love Living Here', sets out a shared vision and agreed outcomes for the area up to 2030. The successful implementation of the Community Plan will be marked by a demonstrable improvement in how services are delivered across our Borough and the quality of life our citizens experience. As such the Community Plan is an important document and has been taken into account in the preparation of the Council's LDP.
- 4.4 The Community Plan sets out four outcomes which are as follows:
- Our citizens enjoy good health and wellbeing;
 - Our citizens live in connected, safe, clean and vibrant places;
 - Our citizens benefit from economic prosperity; and
 - Our citizens achieve their full potential.
- 4.5 It also sets out one wildly important goal namely that our vulnerable people are supported.

Corporate Plan – Our Borough Your Vision 2019-2030

- 4.6 The Council's Corporate Plan sets out our vision for the Borough and identifies what we need to do between now and 2030 to achieve this. The Vision for the Borough up to 2030 is defined as,

*'A progressive, smart and prosperous Borough. Inspired by our people;
Driven by ambition'.*

- 4.7 The Corporate Plan sets out a number of objectives in relation to Place, People and Prosperity. The LDP has a key role to play under the objective of 'place' and the Corporate Plan states:

*'We will have succeeded if: People take pride in their surroundings.
People feel safe. Our environment, natural habitats and built heritage are protected and enhanced. We have vibrant and welcoming towns, villages, neighbourhoods, and rural areas. We have an efficient planning process that promotes positive development and sustainable growth.'*

Council Masterplans/Village Plans

- 4.8 Through the Village Renewal Scheme as supported by the Rural Development Programme 2014-2020 the Council benefited from funding to devise and update plans for the development of villages in the Borough. Whilst these plans are non-statutory, they have been prepared in close conjunction with local residents and identify a range of potential projects to improve the settlements. These range from short term goals to long-term aspirations. The village plans

alongside the masterplans relating to the Borough will be considered in the preparation of the LDP where relevant.

Cross Boundary Policy Context

- 4.9 In considering the local policy context, it is important to note that the Borough does not sit in isolation. Accordingly, it will be important to take account of our neighbouring local authorities comprising Belfast City Council; Lisburn and Castlereagh City Council; Armagh, Banbridge and Craigavon Borough Council; Mid Ulster District Council and Mid and East Antrim Borough Council.
- 4.10 Neighbouring Council's Preferred Options Papers (POPs), supporting evidence base and draft Plan Strategies have been taken account of, as these are regarded as the main cross boundary documents to be considered in addition to regional guidance.
- 4.11 Table 2 indicates each Council's position in relation to housing as set out in their POP and draft Plan Strategy documents.

Table 2: Neighbouring Council Position

| Council | Document |
|---|--|
| Armagh City, Banbridge and Craigavon Borough Council (ACBCBC) | The POP estimates that 19,850 homes are required for the plan period. ACBCBC's preferred option is to 'Focus housing growth in the Hubs whilst sustaining rural communities to reflect regional direction.' The POP states that land for new social housing will be allocated appropriately across housing zonings (by Key Site Requirements) at Local Policies Plan stage. |
| Belfast City Council (BCC) | The draft Plan Strategy identifies the need for approximately 31,600 new homes over the 15-year plan period. Within Technical Supplement 2: Housing, Belfast City Council has indicated that where a residual housing need remains, Antrim and Newtownabbey Borough may be a location to accommodate some of Belfast population growth. It also identifies a policy for affordable housing where planning permission will be granted for residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where a minimum of 20% of units are provided as affordable housing. It also identifies a range of detailed development management policies relation to housing. |
| Lisburn and Castlereagh City Council (LCCC) | The POP estimates that 13,300 new dwellings will be required over the Plan period which supports a strategic objective 'Enabling sustainable communities and delivery of new homes'. Identifies a number of related preferred options, 'Retain the existing settlement hierarchy with limited amendments'; 'Focus future Housing Growth in Lisburn City with limited dispersal in the remaining settlement hierarchy, taking into account any constraints'; and 'Retention of Existing Rural Policy-Led Approach for rural dwellings'. No options proposed in relation to affordable housing but statement made, 'The Council will facilitate any identified need via the zoning of land or by indicating, through key site requirements, where a proportion of a site may be required for social/affordable housing.' |

| | |
|---|--|
| Mid and East Antrim Borough Council (MEABC) | The POP identifies a new housing requirement of 6,230 dwellings for the plan period 2015-2030 based on the HGI and a preferred option for allocation to 'Maintain the status quo in terms of housing allocation based on the proportion of households living in main towns and small towns at the time of the 2011 Census and increase the percentage of housing growth to villages and small settlements at the expense of the open countryside'. The POP contains the affordable housing preferred option to zone sites solely for social/affordable housing; Include KSRs for a proportion of social housing on general housing zoning; and a DM policy for 1 in 10 affordable houses within all applications for housing. |
| Mid Ulster District Council (MUDC) | The draft Plan Strategy identifies the need for approximately 11,000 new homes by 2030, with a refocusing of growth to the largest settlements. It also identifies a range of detailed development management policies relation to housing and an affordable housing policy where, 'in residential developments of 50 units or more or on sites of 2 hectares and over, social housing should be provided at a rate not less than 25% of the total number of units.' |

- 4.12 The Council has responded to neighbouring Council's POPs and LDP documents as they are published. In addition, the Council is also represented on a number of working groups and Project Boards to discuss cross boundary issues. This includes the Metropolitan Area Spatial Working Group and the Belfast Metropolitan Transport Plan Project Board in relation to housing.
- 4.13 In terms of growth across the region, it is the Council's view that no neighbouring Council's growth strategy should have a negative impact on Antrim and Newtownabbey Borough Council's Strategy in terms of resources for infrastructure provision provided for by statutory providers, including any necessary housing requirements.
- 4.14 In consideration of neighbouring Council's documents as well as regional policy, it is the opinion of the Council that Antrim and Newtownabbey Borough Council's draft Plan Strategy is sound and is not in conflict with neighbouring Council's emerging LDPs.

5 Preferred Options Paper

- 5.1 The Council's Preferred Options Paper (POP) was published in 2017 and was the first formal stage in the preparation of the LDP for the Borough and was designed to promote debate in relation to key strategic planning issues arising in the area. The POP set out a range of strategic options in relation to how and where development should be located within the Borough. It included options for our settlements, our centres, employment land and housing locations, as well as a number of other key planning issues.

- 5.2 In addition, the Council asked the public for their views on a range of planning topics and issues. A total of 148 representations were received which were considered during the development of the draft Plan Strategy document and, where relevant, these will also be considered during the preparation of the Local Policies Plan. Details are set out in the Council's published 'Preferred Options Paper Public Consultation Report 2019'.

6 Soundness

- 6.1 The LDP is prepared to meet the tests of soundness as set out in the Department for Infrastructure's Development Plan Practice Note 6: Soundness (Version 2, May 2017).

7 Existing Housing Stock Characteristics

- 7.1 An assessment of existing housing stock characteristics provides an important context for housing within the Borough. These characteristics include house type, affordability, vacancy and tenure, each of which is considered overleaf.

Housing Type

- 7.2 The Northern Ireland Housing Statistics as published by the Department for Communities (DfC), recorded a total of 59,428 dwellings in the Borough on 1 April 2018. The Borough's total number and percentage of dwellings by type on 1 April 2018 is illustrated in Table 3. This indicates that the percentage of dwellings in the Borough that are apartments and terraced homes is broadly similar to the Northern Ireland average, but the proportion of semi-detached dwellings is above the Northern Ireland average and the proportion of detached dwellings is slightly below the Northern Ireland average.

Table 3: Number and Percentage of Dwellings by Type on 1 April 2018

| | Apartment | Detached | Semi-Detached | Terrace | Total Housing Stock |
|--------------------------------|------------------|-------------------|-------------------|-------------------|---------------------|
| Antrim and Newtownabbey | 6,503 10.94% | 19,941 33.55% | 15,881 26.72% | 17,103 28.77% | 59,428 100% |
| Northern Ireland | 84,490 10.69% | 281,526 35.62% | 197,972 25.04% | 226,340 28.63% | 790,328 100% |

Source: LPS 2018

Affordability and House Prices

- 7.3 A gap in market provision can occur if house prices rise beyond that which is affordable. Affordability is determined by price, average incomes and access to borrowing which can be a particularly difficult issue for first time buyers.
- 7.4 The Ulster University publishes a House Price Index for each quarter which highlights the level of affordability in regional geographies which are not

necessarily contiguous with Council areas. However, when repayment affordability and loan to value affordability are combined into a single measure, the Multiplier Weighting Measure, it is considered that Antrim and Newtownabbey Borough is the 5th most unaffordable Council area. Belfast ranks as the most unaffordable area with Carrick and Larne ranked as the least unaffordable, as indicated in Table 4.

Table 4: Affordability

| | Multiplier weighting ratio 2013 | Multiplier weighting ratio 2014 | Multiplier weighting ratio 2015 | Multiplier weighting ratio 2016 | Rank unaff 2016 |
|--|--|--|--|--|-----------------------|
| North Down & Ards | 0.508 | 0.438 | 0.612 | 0.633 | 9 th |
| Armagh & Craigavon | 0.714 | 0.443 | 1.128 | 1.170 | 2 nd |
| Antrim & Newtownabbey | 0.878 | 0.426 | 0.872 | 0.813 | 5 th |
| Belfast | 1.007 | 0.448 | 1.307 | 1.312 | 1 st |
| Carrickfergus & Larne | 0.199 | 0.303 | 0.285 | 0.179 | 11 th |
| Derry, Strabane & Limavady | 0.74 | 0.506 | 0.597 | 0.651 | 8 th |
| Fermanagh & Omagh | 0.394 | 0.343 | 0.563 | 0.494 | 10 th |
| Newry, Down & Banbridge | 0.784 | 0.457 | 1.034 | 0.980 | 3 rd |
| Lisburn & Castlereagh | 0.971 | 0.446 | 1.040 | 0.808 | 6 th |
| Magherafelt, Cookstown & Dungannon | 0.533 | 0.378 | 0.708 | 0.873 | 4 th |
| Moyle, Ballymena, Ballymoney & Coleraine | 0.655 | 0.412 | 0.815 | 0.776 | 7 th |

Source: Ulster University 2017

- 7.5 In the owner occupied sector the average price of properties sold in the Borough in 2017 was £141,810², which equates to an increase of over 9% from 2016. Evidence from local estate agents also suggests that market opinion is generally positive as enquiries and sales continue to increase, together with the number of housing build starts.

Vacancy, Fuel Poverty and Unfitness Levels

- 7.6 In considering the need for new housing units, account needs to be taken of vacancy levels and unfitness rates. The housing stock of an area includes both occupied and vacant homes. Some of this accommodation may be unfit and some may become unfit in the future. These factors will all influence the need

² Antrim and Newtownabbey Housing Investment Plan Update, NIHE, 2018.

for additional housing stock and indeed are a consideration in the HGI methodology.

- 7.7 Apart from new-builds not yet occupied, properties may be empty for a number of reasons. With recent fluctuations in the housing market, some may be pending re-sale or re-letting. Some may be unfit for habitation or are pending repair or improvement, whilst others may be second homes not permanently occupied. These properties are currently out of use and therefore reduce the supply of available housing.
- 7.8 The 2011 Census indicated there were some 3000 vacant properties in Antrim and Newtownabbey, while the HGI methodology estimates there will be 4,600 empty homes in the Borough by 2025.
- 7.9 The House Condition Survey 2016 found that 14% of households in Antrim and Newtownabbey were in fuel poverty, which is the second lowest percentage of all Council areas in Northern Ireland. The 2016 House Condition Survey found that 2% of dwellings were considered unfit in Northern Ireland, however figures are not provided for local authority areas as levels are considered too low to be meaningful.

Tenure

- 7.10 Housing tenure categorises dwellings as owner-occupied, private rented and others, and social housing.

Table 5: Tenure by Council Area 2016

| | Owner occupied % | Private Rented and Others % | Social Housing % |
|---------------------------------|---------------------|--------------------------------|---------------------|
| Antrim and Newtownabbey | 71 | 15 | 14 |
| Ards and North Down | 72 | 16 | 12 |
| Armagh, Banbridge and Craigavon | 65 | 24 | 11 |
| Belfast | 55 | 19 | 27 |
| Causeway Coast and Glens | 69 | 20 | 12 |
| Derry and Strabane | 56 | 20 | 24 |
| Fermanagh and Omagh | 63 | 27 | 10 |
| Lisburn and Castlereagh | 78 | 9 | 13 |
| Mid and East Antrim | 73 | 13 | 14 |
| Mid Ulster | 69 | 21 | 10 |
| Newry, Mourne and Down | 68 | 21 | 11 |
| Total | 66 | 19 | 16 |

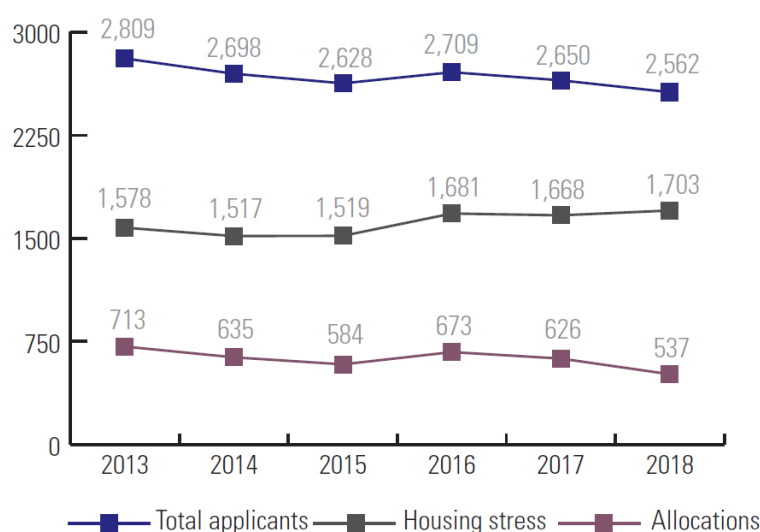
Source: Northern Ireland Housing Condition Survey, NIHE, 2018

- 7.11 As indicated in Table 5, 71% of the households in the Borough are comprised of owner occupied homes and 29% are rented accommodation. The levels of owner occupation are thus significantly higher than the Northern Ireland average and levels of renting are consequently lower.
- 7.12 Social Housing comprises 14% of households and is defined as housing provided at an affordable rent by Social Landlords and is allocated through the Common Waiting List administered by NIHE.

8 Social Housing Need

- 8.1 The Common Waiting List, published by NIHE can be used to help assess the overall pressure for social housing in the Borough, as well as the household composition of those applicants on the List. Figure 1 indicates the overall trends in the Waiting List in the last 6 years. The figure has remained on a fairly constant, downward trend and at 2018 there were 2562 overall applicants, with 1703 of these in housing stress and 537 allocations.

Figure 1: Social Housing Waiting List in Antrim and Newtownabbey at March 2018



Source: Antrim and Newtownabbey Housing Investment Plan Update, NIHE, 2018.

- 8.2 As Table 6 indicates, single person applicants comprise approximately 44% of those on the waiting list, followed by small family and older person. There is therefore a clear trend towards the requirement in the future for smaller 1 and 2 bedroom dwellings. This is at odds with the existing NIHE stock profile in the Borough, which is characterised by a predominance of larger units.

Table 6: Housing Applicants at March 2018

| Type | Single Person | Small Adult | Small Family | Large Adult | Large Family | Older Person | Total |
|------------|---------------|-------------|--------------|-------------|--------------|--------------|-------|
| Applicant | 1,118 | 152 | 628 | 69 | 147 | 448 | 2,562 |
| App (HS) | 768 | 65 | 419 | 35 | 100 | 316 | 1,703 |
| Allocation | 200 | 19 | 176 | <10 | 54 | 83 | 537 |

Applicant – Housing applicants at March 2018

App (HS) – Housing stress applicants at March 2018 (i.e. 30 points or more)

Allocation – Annual allocations for year ending March 2018

Source: Antrim and Newtownabbey Housing Investment Plan Update, NIHE, 2018.

- 8.3 The SPPS states that the LDP process is the primary vehicle to facilitate any identified social housing need. It directs the LDP to take into account the NIHE

Housing Needs Assessment (HNA) to determine the level of additional accommodation required to meet housing need for general needs applicants who have registered on the Common Waiting List. This provides an evidence base that must be taken into consideration in the allocation of land in the LDP to facilitate the right mix of housing tenures. As well as social housing, this includes affordable housing (defined as social rented housing and intermediate housing for eligible households), supported housing and traveller's accommodation.

- 8.4 The NIHE HNA indicates that the total social housing need for the Borough for the period 2015-2030 is 1800 units ³ as shown in Table 7. When those social units started since 2015 and those social units timetabled are taken into account, NIHE indicate that the total social housing need remaining at this time equates to 1272 units. The LDP will thus have to take this figure and locations of need into account in the preparation of the LDP.
- 8.5 Table 7 demonstrates that Metropolitan Newtownabbey has the overall greatest social housing need, especially the Longlands-Glengormley-Mallusk area. In proportionate terms both Antrim and Ballyclare have relatively low levels of social need in relation to their size, however Crumlin displays a significant localised need.

Table 7: Social Housing Need for Antrim and Newtownabbey Borough Council by Settlement

| Urban Area/Settlement | Total social housing need to 2030 | No. units started since April 2015 | No. units programmed | Remaining Social housing need to 2030 |
|-----------------------------------|-----------------------------------|------------------------------------|----------------------|---------------------------------------|
| Longlands – Glengormley – Mallusk | 550 | 70 | 74 | 406 |
| Rathcoole-Monkstown – Whiteabbey | 450 | 144 | 25 | 281 |
| Mossley – Ballyduff | 150 | 21 | 48 | 81 |
| Antrim Town | 200 | 45 | 0 | 155 |
| Ballyclare | 80 | 46 | 0 | 34 |
| Crumlin | 180 | 1 | 0 | 179 |
| Randalstown | 100 | 1 | 22 | 77 |
| Rural settlements | 90 | 11 | 20 | 59 |
| TOTAL | 1800 | 339 | 189 | 1272 |

³ Antrim and Newtownabbey Borough Housing Needs Assessment, NIHE, 2018

Source: Annual Housing Needs Assessment, NIHE, 2018

- 8.6 As identified in Table 7, since the year 2015 almost 350 social housing units have been started in the Borough, whilst approximately 190 units are currently programmed for commencement. The vast majority of these units have been facilitated through the normal development management process, on land which lies outside of any social housing zonings in the legacy plans. This suggests that social housing units in the Borough continue to be delivered through a range of mechanisms at a healthy rate.
- 8.7 These mechanisms can include the direct development of land purchased by Registered Housing Associations, development on NIHE owned land, redevelopment or purchase of existing housing units (Existing Satisfactory Purchase) and the purchase of new housing units from private developers (Off The Shelf). Recent examples of 'Existing Satisfactory Purchase' and 'Off The Shelf' in the Borough include planning approval for the redevelopment and change of use of former student accommodation to social housing units at Glenville Road, Newtownabbey and the development of social housing at Abbeyville Place, Newtownabbey.
- 8.8 In addition to this ongoing delivery of social housing units and in an effort to facilitate an increase in levels of delivery and therefore meet local needs, the Council acknowledges that the LDP process has a role to play in facilitating social housing need. Accordingly, the Council has given consideration to the inclusion of an additional detailed planning policy relating to affordable housing within the draft Plan Strategy. It is proposed that for all housing schemes over 40 units, 10% of the total units will be delivered as affordable housing. The Council will also review and give consideration to the zoning of land specifically for social housing purposes at Local Policies Plan stage.
- 8.9 In terms of supported housing, the HNA indicates that there is no requirement for any schemes in the foreseeable future, however this will be kept under review. Similarly, under the current assessment methodology, there is currently no requirement for new travellers accommodation, although a new travellers needs assessment is being undertaken, which may indicate needs in the future.

Tower Block Strategy

- 8.10 NIHE has committed to considering the future of the 6 tower blocks currently situated within our Borough and has been consulting with residents on their re-housing preferences. Solutions for the redevelopment of the blocks are being sought on a short, medium and longer term basis, with the ultimate aim of providing new housing for residents that is more socially and financially sustainable.
- 8.11 It is anticipated that the majority of replacement housing will be delivered on-site through redevelopment of the existing tower block locations.

9 Determining the Amount of Housing Growth

- 9.1 Planning for the future housing growth of the Borough is one of the core functions of the LDP. There are 2 clear stages in this process, the first is to determine the amount of new housing actually required in the Borough over the Plan period and the second, is to allocate this growth across each settlement.
- 9.2 The identification and allocation of housing growth is considered a strategic matter to be incorporated into the draft Plan Strategy, with the subsequent identification and zoning of land for residential purposes to be part of the forthcoming Local Policies Plan. The draft Plan Strategy sets out the Council's strategy towards the delivery of housing, including how much is needed and where it will go. The draft Plan Strategy also sets out development management planning policy in relation to all housing proposals. The second stage of the plan, the Local Policies Plan, will identify zoned housing land along with any necessary key site requirements relating to the development of the site.
- 9.3 It should be noted that the process for the identification of housing growth is not an exact science. Consequently, the Council's methodology takes into account a number of factors including the RDS Housing Growth Indicator (HGI) for the Borough, as well as historic housing growth rates. Furthermore, the SPPS directs Councils to assess the level of existing commitments and undeveloped land within settlements with potential to deliver housing, as well as the level of affordable housing need within the Borough.

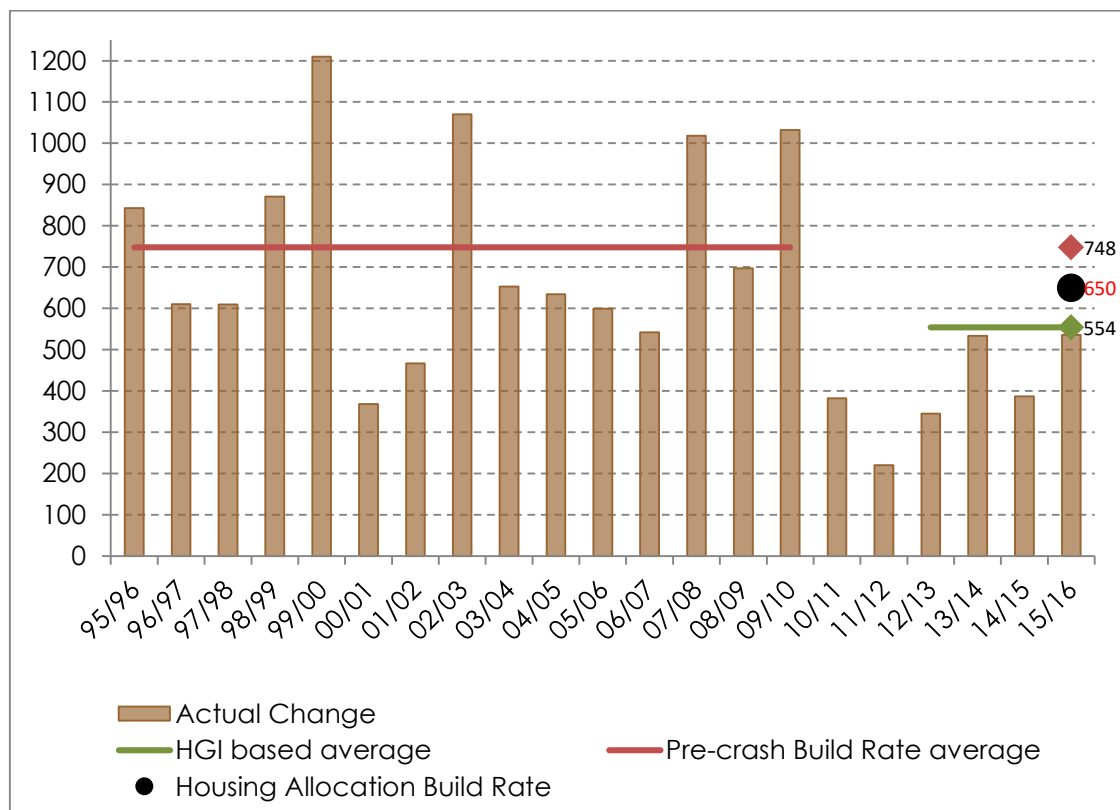
The Amount of Housing Required from 2015 to 2030

- 9.4 In order to identify an appropriate level of housing growth for the period 2015 to 2030, the Council has taken into consideration the RDS HGIs, as well as patterns of previous historic housing growth.
- 9.5 HGIs provide an estimate of new dwelling requirement for each Council area. The Department for Infrastructure published 2012 based Housing Growth Indicators (HGIs) which set an indicator for the Borough of 7,200 new dwellings for the period 2012 to 2025. It is important to note that this document states the identification of a housing growth figure is neither a cap nor target to be met. The HGI of 7,200 units for 2012 to 2025, equates to an average annual build rate of 554 dwellings per year and represents a significant reduction over the previous HGIs for the legacy Newtownabbey and Antrim Council areas.
- 9.6 The second consideration is an analysis of historic total housing stock statistics based on domestic rating information which is published by Northern Ireland Statistics and Research Agency and Land and Property Services. Annual housing growth since 1995/96 has been calculated from the total housing stock statistics, and is shown in Figure 2. The graph illustrates that there has been a high degree of variability from year to year, although the trend in recent times has witnessed a sharp reduction in housing completions reflecting the harsh

prevailing economic conditions, both for house purchasing and funding for house building. It can be considered that the recent period has seen unnaturally depressed market conditions and hence low build rates which are unlikely to continue in the medium to longer term. There is however clear evidence in the last few years that the housing market continues to recover with a rise in housing completions year on year.

- 9.7 As a consequence, it is more appropriate to consider a longer term trend average, which omits the unnaturally depressed recent market conditions and would more realistically reflect the pattern of house building activity in the Borough over a longer time period. When these unnaturally depressed market conditions are excluded the build rate for the pre-recession period of 1995 to 2010 indicates that 748 dwellings per year were constructed on average.
- 9.8 The Council accepts that this long term historic pre-crash annual build rate of 748 units would tend to be too great to use as a basis for the identification of housing growth, whilst conversely it considers that the average HGI annual build rate of 554 units was framed within the context of more depressed economic conditions and therefore considers this to be too low. Accordingly, the Council proposes that an average of these figures represents a reasonable basis to identify the housing growth requirement for the Borough to 2030.

Figure 2: Housing Growth Considerations



- 9.9 When the HGI average build rate (554) and the pre-crash build rate (748) are considered together, this equates to an average build rate of 650 dwellings per year. When extrapolated for the 15-year plan period to 2030, this equates to 9,750 new dwellings required. This figure is considered reasonable as it takes into account both the RDS HGI regional guidance and more normal patterns of historic housebuilding.

Table 8: LDP 2030 Housing Growth Figure 2015 to 2030

| | | | |
|---|-----------------------------------|-------------------------|-------------|
| 1 | HGI average build rate | | 554 |
| 2 | Pre-crash build rate | | 748 |
| 3 | Housing Growth Average build rate | average of rows 1 and 2 | 650 |
| 4 | Housing Growth 2015 to 2030 | row 3 X 15 years | 9750 |

- 9.10 The housing growth figure of 9,750 units for 2015 to 2030 is therefore considered appropriate, because it is expected that the demand for housing will increase in future years as we move towards 2030. While build rates are still below the 650 unit rate attributed in the above option, evidence suggests a steadily recovering housing market, which will be on a par with the suggested build rate in 2 to 3 years if current growth in rates continue. Indeed, evidence suggests that current build rates in the Borough are already exceeding the 554 unit annual HGI build rate.
- 9.11 NISRA/LPS publish building control housing completions on an annual basis, which detail the amount of housing which has been built in the Borough. In recent years this has identified a steadily rising trend in house building. These figures are comprised of completions for all dwellings in urban and rural areas and include those in the replacement category. Figures for the last 3 years are outlined below:
- 15-16 is 470 units complete.
 - 16-17 is 508 units complete.
 - 17-18 is 565 units complete.
- 9.12 The completion figures identified in the Council annual urban Housing Monitor also identify a rising trend in house building in recent years. These figures are also taken from building control completions, but are slightly less than those published by LPS/NISRA, especially in 2015/16. This is because they exclude those dwellings/sites deemed complete under the former Planning Service Housing monitor visual survey, but which were nevertheless still producing building control completions certificates some years later. They also exclude replacements in the urban area. Figures for the last 3 years are outlined below:
- 15-16 is 437 units complete
 - 16-17 is 502 units complete
 - 17-18 is 560 units complete

- 9.13 For the first half of the year April 18 to Sept 18, if the current rate is maintained, early indications are that annual build rates will exceed that for the 17-18 survey year, and be in the region of 600 units. Again this is evidence of a steadily rising build rate, exceeding that of the HGI.

10 The Allocation of Housing Growth

- 10.1 As has been outlined above, the draft Plan Strategy identifies that 9,750 new dwellings are required within the Borough for the period 2015 to 2030. The next stage in the process is to allocate this figure between the various settlements and rural area within the Borough.

RDS Guidance on Housing Allocation

- 10.2 In order to inform the process for the distribution of housing growth to each settlement, the RDS provides a Housing Evaluation Framework to allow an assessment of the potential capacity of each settlement to accept new housing growth. This assessment is based on a range of criteria relating to the resources, environmental capacity, transport links, economic development potential, character, and community services that each settlement possesses.

Table 9: Housing Evaluation Framework

| | |
|---------------------------------------|---|
| Resource Test | Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity. |
| Environmental Capacity Test | An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made. |
| Transport Test | Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car. |
| Economic Development Test | The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed. |
| Urban and Rural Character Test | Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement. |
| Community Services Test | The potential to underpin and, where necessary, reinforce the community service role and function of the settlement should be assessed and detailed. |

Source: RDS 2035 p. 42

- 10.3 An assessment of the existing capacity of the 5 largest settlements, as well as identification of their role and function, has been carried out as part of the identification of a Settlement Hierarchy for the Borough. The analysis is included within Evidence Paper 2: Settlement Evaluation.
- 10.4 Table 10 gives a broad indication of the existing capacities of the 5 largest settlements within the Borough based on the criteria outlined above.

Metropolitan Newtownabbey, Antrim, Ballyclare, Crumlin and Randalstown are subsequently ranked on a High, Medium and Low capacity scale.

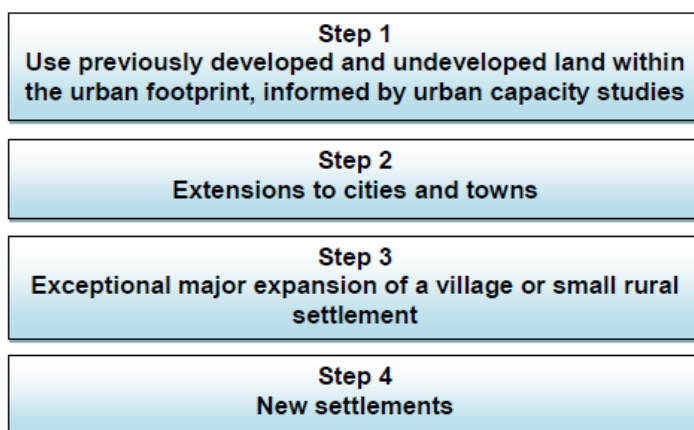
- 10.5 Under this criteria Metropolitan Newtownabbey and Antrim as the largest settlements in the Borough, which exhibit the greatest range of facilities, services, infrastructure and capacity to absorb new development, would receive the bulk of the new housing. Ballyclare as the next largest settlement, is ranked medium in terms of capacity and consequently would receive a lower amount of housing. Crumlin and Randalstown would receive a lesser amount of housing as they are of a smaller scale than the other settlements with consequently more restricted services and infrastructure and less capacity to absorb new residential development.
- 10.6 As these settlements are in the higher tiers, in line with the RDS guidance they are best placed to receive the bulk of housing growth in the Borough, with a smaller allocation to the villages and hamlets in line with their role and function.

Table 10: RDS Broad Evaluation Framework Scores

| | Metropolitan Newtownabbey | Antrim | Ballyclare | Crumlin | Randalstown |
|--------------------------------|--------------------------------------|---------------|-------------------|----------------|--------------------|
| Resource Test | H | H | H | M | M |
| Environmental Capacity Test | M | M | M | L | L |
| Transport Test | H | H | M | L | L |
| Economic Development Test | H | H | M | L | L |
| Urban/Rural Character Test | H | H | M | L | L |
| Community Services Test | H | H | M | M | M |
| Overall Score | High | High | Medium | Low | Low |

SPPS Guidance on Housing Allocation

- 10.7 As identified in Figure 3, the SPPS directs that housing should be allocated on a sequential basis, which favours growth located in the larger settlements. This is a sustainable pattern of growth, which takes advantage of greater levels of existing infrastructure, facilitates and services, rather than at village and hamlet level, characterised by more limited resources.

Figure 3: SPPS Sequential Allocation of Housing

10.8 It is clear that both regional guidance and the provisions of the SPPS direct us to grow the largest settlements over the lower tiered settlements when allocating housing in the Borough.

Housing in the Countryside

10.9 Housing growth outside of settlements in the Borough will be managed by the rural housing policy provisions of the draft Plan Strategy. However, it is essential that the LDP makes allowance in its housing allocation for the level of housebuilding which occurs outside of settlements.

10.10 As set out in Appendix 3, it has been estimated that an average of 50 new dwellings (excluding replacement category) are completed in the countryside outside of settlements each year. This results in a figure of 750 units allocated to the countryside for the LDP period 2015 to 2030.

Housing Allocation for the Borough 2015 to 2030

10.11 As indicated above, 750 units are allocated to the rural area which results in 9,000 units to be allocated to the various settlements in the Borough. The allocation is shown in Table 11 and has taken into account the Broad Evaluation Framework scores, the provisions of the RDS and SPPS, as well as the draft Plan Strategy Settlement Hierarchy.

Table 11: Housing Allocation 2015 to 2030

| Location | Growth Allocation | % of growth | Existing number of Dwellings 2011 | Existing % of Dwellings 2011 | % Growth rate |
|---------------------------|-------------------|-------------|-----------------------------------|------------------------------|---------------|
| Metropolitan Newtownabbey | 3900 | 40 | 27371 | 48.6 | 14.2 |
| Antrim | 2750 | 28.2 | 9978 | 17.7 | 27.5 |
| Ballyclare | 1100 | 11.3 | 4184 | 7.4 | 26.2 |
| | | | | | |

| | | | | | |
|---------------|-------------|------------|--------------|------------|-------------|
| Crumlin | 350 | 3.6 | 1847 | 3.2 | 18.9 |
| Randalstown | 350 | 3.6 | 2077 | 3.7 | 16.8 |
| | | | | | |
| Ballynure | 60 | 0.6 | 386 | 0.6 | 15.5 |
| Ballyrobert | 35 | 0.35 | 242 | 0.4 | 14.4 |
| Burnside | 50 | 0.5 | 483 | 0.8 | 10.3 |
| Doagh | 75 | 0.75 | 613 | 1 | 12.2 |
| Dunadry | 10 | 0.1 | 190 | 0.3 | 5.2 |
| Parkgate | 10 | 0.1 | 261 | 0.4 | 3.8 |
| Straid | 5 | 0.05 | 154 | 0.3 | 3.2 |
| Templepatrick | 100 | 1.0 | 629 | 1.1 | 15.8 |
| Toome | 55 | 0.55 | 265 | 0.5 | 20.7 |
| | | | | | |
| Hamlets | 150 | 1.5 | 549 | 1 | 27.3 |
| | | | | | |
| Countryside | 750 | 7.7 | 7141 | 12.7 | 11 |
| TOTAL | 9750 | 100 | 56370 | 100 | 17.3 |

- 10.12 Under this allocation, Metropolitan Newtownabbey and Antrim as the largest settlements, which exhibit the greatest range of services and infrastructure, receive the bulk of the new housing growth. Ballyclare as a large town receives a lesser amount than the 2 largest settlements, but given its place in the settlement hierarchy and greater range of services and facilities, receives more housing than Crumlin and Randalstown.
- 10.13 Each of the villages receives some housing growth in line with their size and function, while the hamlets as a grouping receive more limited growth due to their limited range of facilities and services.

11 Housing Land Supply

- 11.1 Section 9 of this evidence paper has identified that 9,750 units provides a reasonable amount of housing growth for the Borough from 2015 to 2030 and this has been allocated between the various settlements and countryside. However, the reality is that the potential for housing growth within our existing settlements is in excess of this figure.

Allowance for Existing Commitments and Windfall

- 11.2 The SPPS directs that Councils must take into account the level of housing supply remaining within existing settlements as a consequence of:
- allowance for committed housing units; and
 - allowance for those units which could be provided through to the end of the LDP period through windfall provision.

- 11.3 Committed housing units are those sites which have seen units built since the start date of the plan period (April 2015) and hence contributed to the housing supply; and sites with an extant planning approval for housing or those where development has commenced.
- 11.4 Uncommitted housing zonings and uncommitted housing land use policy areas designated in the existing legacy plans are considered in the committed category. The Council had previously stated in the POP that existing undeveloped and uncommitted housing zonings as designated in the extant Antrim and Belfast Metropolitan Area Plans, would not necessarily be removed from the LDP and therefore are generally treated as commitments for housing in the LDP 2030. It should be noted that site boundaries/developable areas may be reduced compared to the extant plans, as a result of site specific circumstances. Furthermore, existing housing zonings where other uses have subsequently been developed since publication of the extant area plans are not included.
- 11.5 Appendix 4 identifies the status of each housing zoning in the legacy plans and their location. This demonstrates that the vast majority of housing zonings are either built upon or committed in terms of site commencement or extant approval. For those zoned housing sites which are not committed, the vast majority of sites are located well within the urban fabric of the settlements. Those uncommitted housing sites which are located on the periphery of settlements, are almost without exception subject to current planning applications for housing or subject to Proposal of Application Notice.
- 11.6 Windfall sites are 'known unknown' housing sites which may become available through the development management process through to 2030, however as the SPPS states, are an important element of housing supply and should not be underestimated.
- 11.7 Windfall supply for the Borough has been calculated through a past trends methodology, whereby an average annual build rate over the last 10 years for housing units, built outside of housing zonings and within the urban footprint of the 5 largest settlements has been identified. This average has then been extrapolated forward for the remaining 12 years (2019 to 2030) on a declining scale, to reach half of the starting average by the end of the plan period, e.g. 100 units build rate at 2019, declining to 50 units build rate by 2030. It is considered that use of a declining build rate is a reasonable approach as the land available for windfall category development reduces, as land becomes developed.
- 11.8 Urban Footprint boundaries have been formed to assist in windfall study (as well as strategic urban capacity study) and are shown in Appendix 1. The extent of the urban footprint is a continuous built up area which is in formal use and excludes undeveloped land between the edge of the built up area and the settlement development limit. On advice from the Department for

Infrastructure, a base date of 2015 has been used to define this boundary, as this is the start of the plan period.

- 11.9 The allowances relating to committed sites and windfall in each of the relevant settlements are detailed in Table 12. These figures are derived from the Council's Annual Housing Monitor Survey data.
- 11.10 As set out in Table 12, when the figures for committed, uncommitted existing zonings/housing land use policy areas and windfall are taken into account, the actual yield from settlements is approximately 13,035 units. As shown in Table 12, this equates to a total yield from commitments in the settlements, as well as the yield from the rural area to be in the region of 13,785 units.
- 11.11 It is therefore anticipated that housing commitments will deliver the vast majority of housing growth requirements for the Borough until the end of the LDP period and that the requirement for the designation of any new housing land in the Local Policies Plan will therefore be limited.

Strategic Urban Capacity Study and Development Opportunity Sites

- 11.12 Outside of existing housing commitments and windfall, there are further categories of sites which the SPPS directs us to consider through the use of urban capacity studies. This extra land relates to:
- Uncommitted, underutilised land 0.5ha or greater within the urban footprint of settlements of 5000 population or greater;
 - Uncommitted, greenfield sites outside of the urban footprint but within the settlement development limit of settlements of 5000 population or greater; and
 - Uncommitted, underutilised land, 0.1ha or greater within the settlement development limits of less than 5000 population.
- 11.13 Accordingly, a strategic urban capacity study has been carried out in those settlements of 5000 population or more, comprising Metropolitan Newtownabbey, Antrim, Ballyclare, Crumlin and Randalstown, to provide an estimation of underutilised and uncommitted land with potential for housing development, inside of the urban footprints. Additionally in the same settlements, underutilised and uncommitted land with potential for housing beyond the urban footprints of these settlements has been identified and categorised as uncommitted greenfield sites. At this tier of settlement, a density of 25 dwellings per hectare has been applied.
- 11.14 In the lower tier settlements, comprising the villages and hamlets, a study has been carried out to identify potential development opportunity sites on land 0.1ha and above. Again this land is considered uncommitted and underutilised, with a density of 20 dwellings per hectare applied at the village tier and 15 dwellings per hectare applied at the hamlet tier.
- 11.15 Land in these categories is considered to be underutilised and lacking formal use, examples of which include but are not limited to previously developed

cleared sites, infill sites, fields, and in some circumstances, open space land uses where it is deemed there is a particular over provision in the immediate area. Private gardens or sites clearly in alternative use are not considered to be appropriate. These studies were undertaken by desktop study, supported by site surveys.

- 11.16 The result of strategic urban capacity and development opportunity site studies can be seen in Table 12. It should however be reiterated that at draft Plan Strategy stage, figures for 'Strategic Urban Capacity and Development Opportunity Sites' provide an estimate of possible yield. Further detailed analysis will be carried out ahead of Local Policies Plan Stage, with any potential identification of land in these categories reflected through designation of housing zonings. It should also be noted that land in these categories may potentially be zoned in the Local Policies Plan for uses other than housing.
- 11.17 As Table 12 indicates, potential yield from urban capacity sites is estimated to be 1,712 units, with potential for 1,466 units on uncommitted greenfield sites and 514 units on Development Opportunity Sites.
- 11.18 Consequently, when these figures are added to those for committed, windfall and rural yield, total potential housing yield within the Borough for the LDP period 2015 to 2030 within the existing settlements and rural area is estimated to be in the region of 17,477 units.

Table 12: Total Potential Housing Yield in the Borough 2015 to 2030

| Location | Housing Allocation | COMMITTED RESIDENTIAL UNITS | | | | | | POTENTIAL ADDITIONAL UNITS | | | | TOTAL POTENTIAL UNITS |
|---------------------------|--------------------|-----------------------------|-------------------------------|---------------------------------|--------------------|-------------|--------------|----------------------------|------------------------|------------|-------------|-----------------------|
| | | Built since 2015 | Extant Units - Site Commenced | Extant Units - Site Not Started | Uncommitted Zoning | Windfall | Sub-total | Urban Capacity | Uncommitted Greenfield | DOS | Sub-total | TOTAL |
| Metropolitan Newtownabbey | 3900 | 637 | 1650 | 622 | 1114 | 549 | 4572 | 717 | 30 | n/a | 747 | 5319 |
| Antrim | 2750 | 232 | 1155 | 1494 | 100 | 252 | 3233 | 787 | 1292 | n/a | 2079 | 5312 |
| Ballyclare | 1100 | 176 | 417 | 1998 | 701 | 90 | 3382 | 44 | 85 | n/a | 129 | 3511 |
| Crumlin | 350 | 99 | 176 | 14 | 0 | 117 | 406 | 25 | 0 | n/a | 25 | 431 |
| Randalstown | 350 | 13 | 130 | 179 | 68 | 63 | 453 | 139 | 59 | n/a | 198 | 651 |
| | | | | | | | | | | | | |
| Ballynure | 60 | 15 | 8 | 1 | 0 | n/a | 24 | n/a | n/a | 0 | 0 | 24 |
| Ballyrobert | 35 | 29 | 22 | 13 | 2 | n/a | 66 | n/a | n/a | 14 | 14 | 80 |
| Burnside | 50 | 13 | 15 | 1 | 33 | n/a | 62 | n/a | n/a | 60 | 60 | 122 |
| Doagh | 75 | 15 | 51 | 131 | 70 | n/a | 267 | n/a | n/a | 0 | 0 | 267 |
| Dunadry | 10 | 0 | 5 | 19 | 0 | n/a | 24 | n/a | n/a | 0 | 0 | 24 |
| Parkgate | 10 | 11 | 6 | 13 | 0 | n/a | 30 | n/a | n/a | 23 | 23 | 53 |
| Straid | 5 | 0 | 0 | 0 | 0 | n/a | 0 | n/a | n/a | 3 | 3 | 3 |
| Templepatrick | 100 | 31 | 86 | 42 | 0 | n/a | 159 | n/a | n/a | 53 | 53 | 212 |
| Toome | 55 | 10 | 175 | 19 | 0 | n/a | 204 | n/a | n/a | 219 | 219 | 423 |
| | | | | | | | | | | | | |
| Hamlets | 150 | 29 | 86 | 38 | n/a | n/a | 153 | n/a | n/a | 142 | 142 | 295 |
| | | | | | | | | | | | | |
| Countryside | 750 | 750 (2015-30) | n/a | n/a | n/a | n/a | 750 | n/a | n/a | n/a | n/a | 750 |
| TOTAL | 9750 | 2060 | 3982 | 4584 | 2088 | 1071 | 13785 | 1712 | 1466 | 514 | 3692 | 17477 |

12 Key Findings

12.1 The following key findings have been identified through the evidence in the preceding paragraphs:

- Good quality, adequate housing is a fundamental need of society. It is one of the key elements of a new LDP and planning plays a central role to ensure the population has access to decent, safe, connected, affordable and well connected homes. Housing development is also a key component of a healthy economy, can help drive the regeneration and renewal of localities and has the potential to make a significant positive contribution to the character of our built environment.
- It is the role of the LDP to proactively facilitate the delivery of homes to meet the full range of future housing needs.
- The RDS and SPPS provide assistance and guidance for Councils in planning for future housing growth and allocating this growth among settlements and the countryside.
- The total housing stock in the Borough at April 2018 was 59,428 dwellings, with detached dwellings the most prevalent type.
- The Ulster University House Price Index, ranks the Borough the 5th most unaffordable of the 11 Council area in Northern Ireland.
- 71% of all dwelling are owner occupied with the average price of sales in this sector of approximately £142,000.
- 14% of households in the Borough are social rented and 15% are private rented.
- There were 2562 general social housing waiting list applications at March 2018. 66% of these applications are in housing stress.
- Single person, older person and small adult households comprise approximately 86% of those on the waiting list.
- NIHE estimates that there is a residual need for 1272 new social housing units from 2018 to 2030, with the vast majority of need located within Metropolitan Newtownabbey.
- Taking into account the Housing Growth Indicator and historic pre-downturn house building rates, a housing growth figure of 9,750 units has been identified for the Borough.
- Evidence suggests a steadily recovering housing market, where housebuilding will be on par with the suggested housing growth figure build rate within 2 to 3 years if current growth in rates continue. Current build rates in the Borough are already exceeding the annual HGI build rate.
- Housing growth has been allocated amongst the various settlements and countryside by taking into account regional guidance, the role and

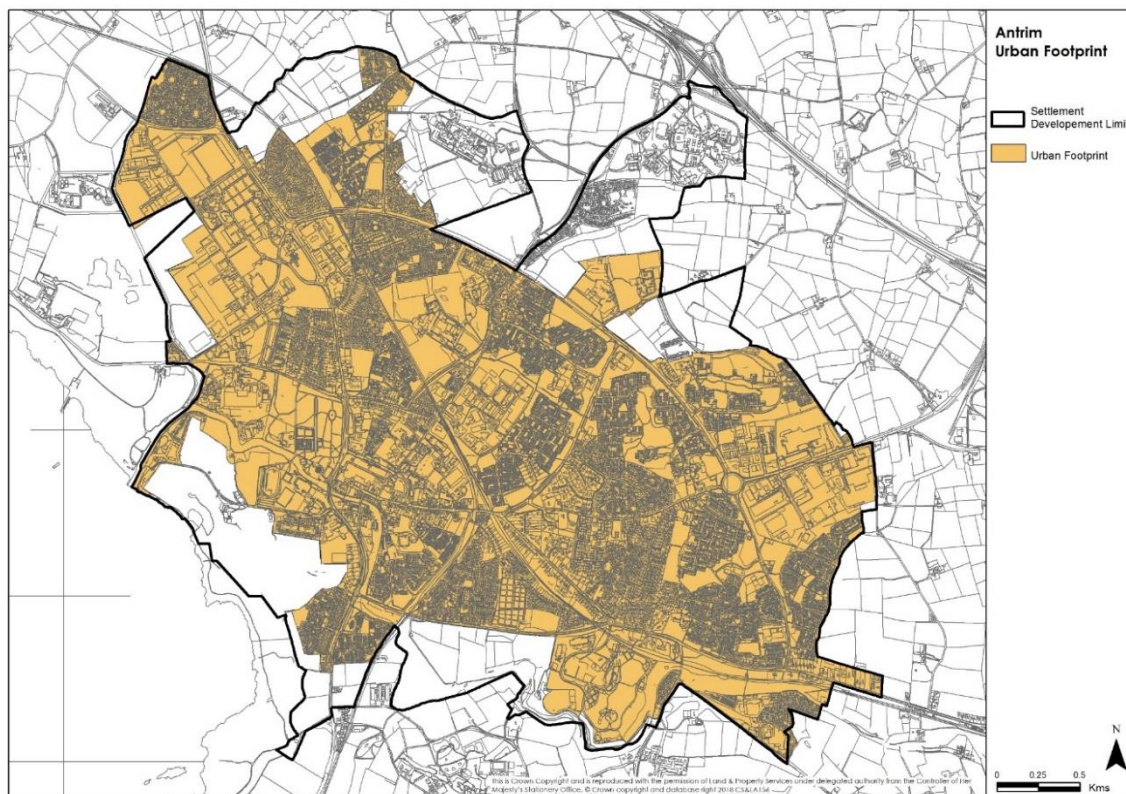
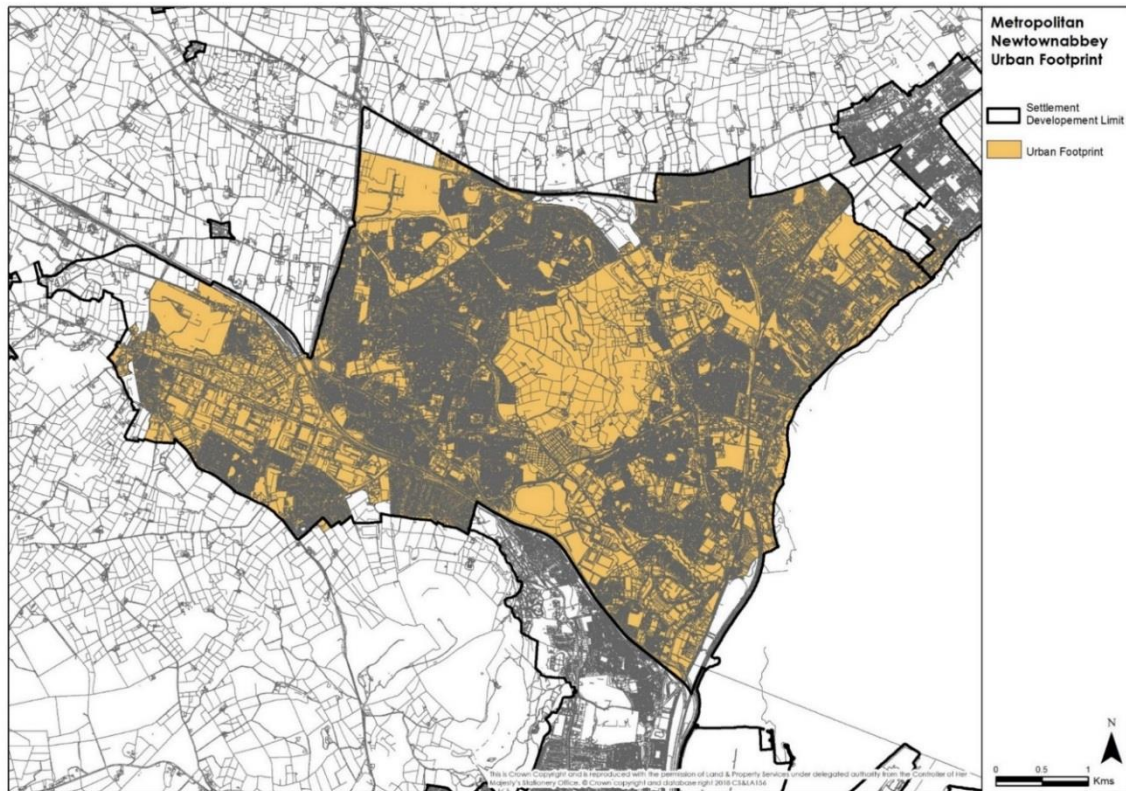
function of the existing settlements and their capacity to accept further growth.

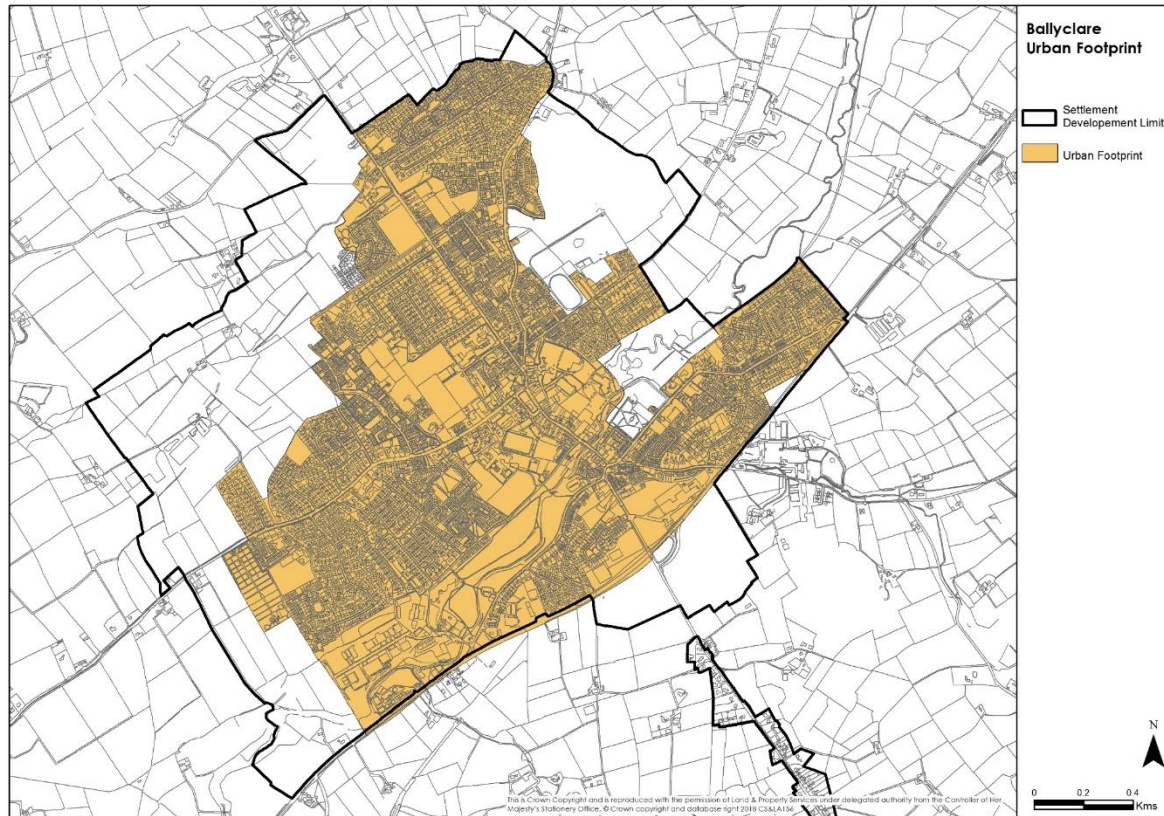
- It is estimated that 750 new dwellings, i.e. non-replacement category, will be provided in the countryside between 2015 and 2030.
- The draft Plan Strategy allocates approximately 80% of the total housing growth to the 3 largest settlements in the Borough.
- Evidence suggests that housing growth will, in the vast majority of settlements be provided through existing 'commitments' and 'windfall' and that on the whole, significant changes to existing development limits will not be required at Local Policies Plan stage to allow for extra housing land.
- It is estimated that within existing settlements, a significant amount of additional land exists in the form of urban capacity, uncommitted greenfield sites and development opportunity sites.

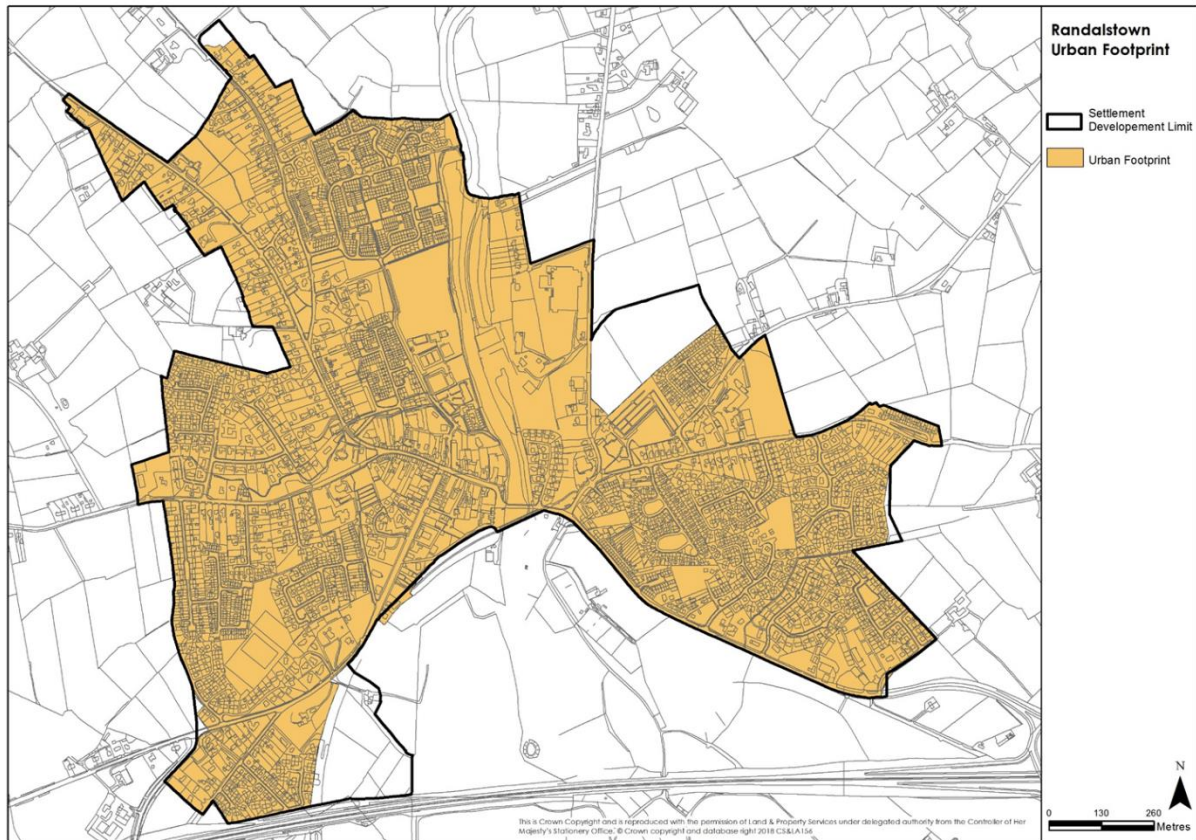
Appendices

Appendix 1: Urban Footprints

Urban footprints for 5 settlements in the Borough which are 5000 population and greater based on a 2015 base date are indicated below.







Appendix 2: Potential Housing Yield 2015 to 2030

The total potential housing yield within the settlements and countryside of Antrim and Newtownabbey Borough from 2015 to 2030 is estimated as 17,477 units. This potential is set out for each tier in accordance with the draft Plan Strategy settlement hierarchy, in Summary Tables 1, 2 and 3 below.

Summary Table 1 identifies the potential housing yield of the 5 highest tier settlements, those with a population of 5000 or more from 2015 to 2030.

Summary Table 1:

| | Dwellings Committed* | Windfall Potential | Potential on Urban Capacity Sites | Potential on Uncommitted Greenfield Sites | Potential Yield |
|---------------------------|----------------------|--------------------|-----------------------------------|---|-----------------|
| Metropolitan Newtownabbey | 4023 | 549 | 717 | 30 | 5319 |
| Antrim | 2981 | 252 | 787 | 1292 | 5312 |
| Ballyclare | 3292 | 90 | 44 | 85 | 3511 |
| Crumlin | 289 | 117 | 25 | 0 | 431 |
| Randalstown | 390 | 63 | 139 | 59 | 651 |
| TOWN TOTAL | 10975 | 1071 | 1712 | 1466 | 15224 |

Notes- * a) includes dwelling built from 1/4/2015 to 31/3/2018;

b) includes dwellings committed through extant permission or site commencement at 31/3/18;

c) estimated dwelling yield from uncommitted housing zonings as designated in legacy area plans.

Summary Table 2 identifies the potential housing yield within the Villages from 2015 to 2030.

Summary Table 2:

| | Dwellings Committed* | Potential on Development Opportunity Sites** | Potential Yield |
|----------------------|----------------------|--|-----------------|
| Ballynure | 24 | 0 | 24 |
| Ballyrobert | 66 | 14 | 80 |
| Burnside | 62 | 60 | 122 |
| Doagh | 267 | 0 | 267 |
| Dunadry | 24 | 0 | 24 |
| Parkgate | 30 | 23 | 53 |
| Straid | 0 | 3 | 3 |
| Templepatrick | 159 | 53 | 212 |
| Toome | 204 | 219 | 423 |
| VILLAGE TOTAL | 836 | 372 | 1208 |

Notes- * a) includes dwellings built from 1/4/2015 to 31/3/2018;

b) includes dwellings committed through extant permission or site commencement at 31/3/18;

c) estimated dwelling yield from uncommitted 'housing land use policy areas' as designated in legacy area plans at 20 d/ha.

** a) estimated dwelling yield from uncommitted 'development opportunity sites' at 20 d/ha.

Summary Table 3 below identifies the potential housing yield within the hamlets and countryside, outside of settlements from 2015 to 2030.

Summary Table 3:

| | Dwellings Committed* | Potential on Uncommitted Development Opportunity Sites** | Potential Yield |
|--------------------|-----------------------------|---|------------------------|
| Hamlets | 153 | 142 | 295 |
| Rural Area | 750 | n/a | 750 |
| RURAL TOTAL | | | 1045 |

Notes- * a) includes dwellings built from 1/4/2015 to 31/3/2018;

b) includes dwellings committed through extant permission or site commencement at 31/3/18;

c) estimated dwelling yield from the countryside 2015 to 2030.

** Estimated dwelling yield from uncommitted 'development opportunity sites' at 15 d/ha.

The potential yield relating to the newly designated hamlets will be monitored once settlement development limits are designated at the Local Policies Plan stage. Any new housing approval relating to the newly designated hamlets will have been included within the figures relating to rural area housing yield, as these areas were previously within the rural area.

Appendix 3: Countryside Potential Housing Yield 2015 to 2030

The table below estimates the level of housing supply within the countryside of the Borough, outside of any settlement limits for the years 2015 to 2030. This has been identified by calculating the average build rate of dwellings in the countryside over the 3 years, from April 2015 to March 2018. This average is then extrapolated over a 15 year period, to give an estimation of housing yield within the countryside from 2015 to 2030. These figures are derived for building control completions, and relate to new dwellings, outside of the 'replacement' category.

A detailed planning history check of all countryside dwelling completions for the year 17-18 was undertaken and found that 13% of all completions related to the replacement category. Thus 13% of completions were also removed from the figures for 15-16 and 16-17.

It was consequently found that for the 3 years from 2015-2018, the average build rate of countryside dwellings outside of the replacement category has been in the region of 53 dwellings per year.

| | Total Countryside Completions | 13% 'Replacement' | Non replacement Countryside Units Built |
|----------------|-------------------------------|-------------------|---|
| 2015/16 | 59 | 8 | 51 |
| 2016/17 | 71 | 9 | 62 |
| 2017/18 | 53 | 7 | 46 |
| 3 year average | | | 53 |

The 15 year supply (2015 to 2030) is therefore estimated to be 795 units.

This generally accords with the estimated 50 units build rate per annum and thus 750 unit, 15 year yield as previously identified in the Preferred Options Paper. It is considered that the yield from the countryside going forward will decrease slightly in view of the designation of new hamlets. Any new dwellings in new hamlets once adopted, will be considered urban and thus monitored via the housing monitor, once settlement development limits are designated through the Local Policies Plan.

It is therefore considered reasonable to estimate that the countryside housing supply within the Borough for the period 2015 to 2030 will be in the region of 750 units.

Appendix 4: Status of Land Zoned in Legacy Area Plans

The tables and maps below for each settlement provide an illustration of the level of commitment and location of each housing zoning as designated in the legacy Antrim Area Plan 1984 – 2001 and Belfast Metropolitan Area Plan 2015, version as published 2014.

Metropolitan Newtownabbey

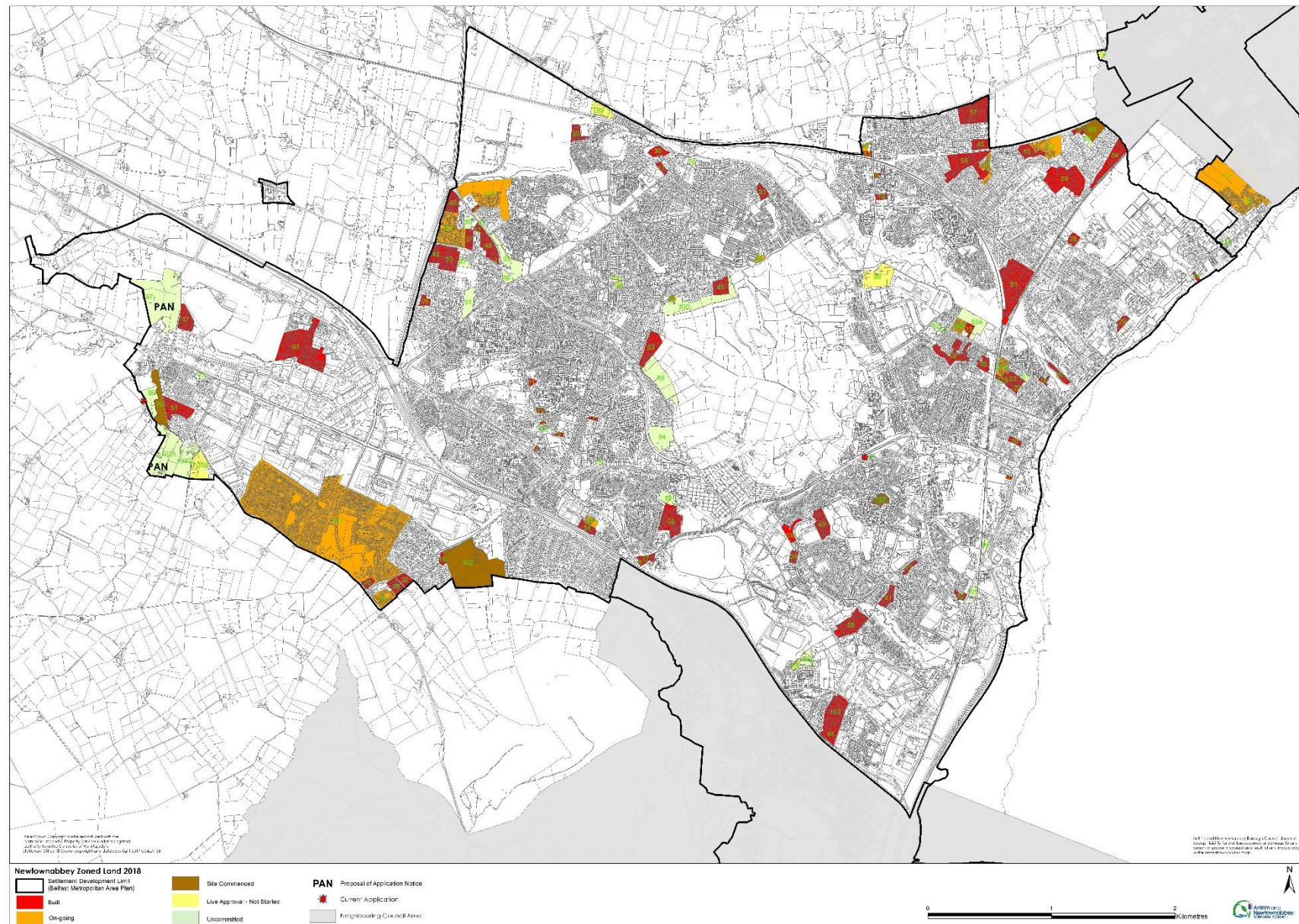
As indicated below, within Metropolitan Newtownabbey, the majority of extant housing zonings are either built; committed through approval, site commencement or are ongoing housing schemes. The uncommitted zoned housing sites are either located well within the urban fabric of the settlement and those on the periphery of the settlement have a current planning application for housing or subject to a Proposal of Application Notice.

| NEWTOWNABBEY ZONED LAND 2018 | | | | |
|------------------------------|---------------|--------|---------------------|-------|
| Map Ref | AREA PLAN REF | STATUS | REMAINING POTENTIAL | NOTES |
| 1 | MNY 02/01 | Built | 0 | |
| 2 | MNY 02/02 | Built | 0 | |
| 3 | MNY 02/03 | Built | 0 | |
| 4 | MNY 02/04 | Built | 0 | |
| 5 | MNY 02/05 | Built | 0 | |
| 6 | MNY 02/06 | Built | 0 | |
| 7 | MNY 02/07 | Built | 0 | |
| 8 | MNY 02/08 | Built | 0 | |
| 9 | MNY 02/09 | Built | 0 | |
| 10 | MNY 02/10 | Built | 0 | |
| 11 | MNY 02/11 | Built | 0 | |
| 12 | MNY 02/12 | Built | 0 | |
| 13 | MNY 02/13 | Built | 0 | |
| 14 | MNY 02/14 | Built | 0 | |
| 15 | MNY 02/15 | Built | 0 | |
| 16 | MNY 02/16 | Built | 0 | |
| 17 | MNY 02/17 | Built | 0 | |
| 18 | MNY 02/18 | Built | 0 | |
| 19 | MNY 02/19 | Built | 0 | |
| 20 | MNY 02/20 | Built | 0 | |
| 21 | MNY 02/21 | Built | 0 | |
| 22 | MNY 02/22 | Built | 0 | |
| 23 | MNY 02/23 | Built | 0 | |
| 24 | MNY 02/24 | Built | 0 | |
| 25 | MNY 02/25 | Built | 0 | |
| 26 | MNY 02/26 | Built | 0 | |
| 27 | MNY 02/27 | Built | 0 | |
| 28 | MNY 02/28 | Built | 0 | |

| | | | | |
|----|---|-----------------------------|-----|--|
| 29 | MNY 02/29 | Built | 0 | |
| 30 | MNY 02/30 | Built | 0 | |
| 31 | MNY 02/31 | Built | 0 | |
| 32 | MNY 02/32 | Built | 0 | |
| 33 | MNY 02/33 | Built | 0 | |
| 34 | MNY 02/34 | Built | 0 | |
| 35 | MNY 02/35 | Built | 0 | |
| 36 | MNY 02/36 | Built | 0 | |
| 37 | MNY 02/37 | Built | 0 | |
| 38 | MNY 02/38 | Built | 0 | |
| 39 | MNY 02/39 | Built | 0 | |
| 40 | MNY 02/40 | Built | 0 | |
| 41 | MNY 02/41 | Built | 0 | |
| 42 | MNY 02/42 | Built | 0 | |
| 43 | MNY 02/43 | Built | 0 | |
| 44 | MNY 02/44 | Built | 0 | |
| 45 | MNY 02/45 | Built | 0 | |
| 46 | MNY 02/46 | Built | 0 | |
| 47 | MNY 02/47 | Built | 0 | |
| 48 | MNY 02/48 | Built | 0 | |
| 49 | MNY 02/49 | Built | 0 | |
| 50 | MNY 02/50 | Built | 0 | |
| 51 | MNY 02/51 | Built | 0 | |
| 52 | MNY 02/52 | Built | 0 | |
| 53 | MNY 02/53 | Built | 0 | |
| 54 | MNY 02/54 | Built | 0 | |
| 55 | MNY 02/55 | Built | 0 | |
| 56 | MNY 02/56 | Built | 0 | |
| 57 | MNY 02/57 | Built | 0 | |
| 58 | MNY 02/58 | Built | 0 | |
| 59 | MNY 02/59 | Built | 0 | |
| 60 | MNY 02/60, MNY 02/62, MNY 03/08, MNY 03/09 | Development On-Going | 280 | |
| 61 | MNY 02/61 | Built | 0 | |
| 62 | MNY 02/63 | Built | 0 | |
| 63 | MNY 03/01 | Development On-Going | 1 | |
| 64 | MNY 03/02 | Development On-Going | 4 | |
| 65 | MNY 03/03 | Live Approval - Not Started | 16 | |
| 66 | MNY 03/04 | Development On-Going | 22 | |

| | | | | |
|------|----------------------|-----------------------------|-----|-----------------------------------|
| 68 | MNY 03/06 | Site Commenced | 40 | |
| 69 | MNY 03/07 | Development On-Going | 42 | |
| 70 | MNY 03/10 | Site Commenced | 53 | |
| 71 | MNY 03/11 | Development On-Going | 12 | |
| 72 | MNY 03/12 | Development On-Going | 5 | |
| 73 | MNY 04/01 | Uncommitted | 4 | |
| 74 | MNY 04/02 | Uncommitted | 4 | Current application |
| 75 | MNY 04/03 | Uncommitted | 4 | |
| 76 | MNY 04/04 | Built | 0 | |
| 77 | MNY 04/05 | Uncommitted | 10 | |
| 78 | MNY 04/06 | Uncommitted | 10 | |
| 79 | MNY 04/07 | Live Approval - Not Started | 4 | |
| 80 | MNY 04/08 | Uncommitted | 8 | |
| 81 | MNY 04/09 | Uncommitted | 10 | current application for care home |
| 82 | MNY 04/10 | Uncommitted | 10 | |
| 83 | MNY 04/11 | Uncommitted | 8 | |
| 84 | MNY 04/12 | Uncommitted | 17 | |
| 85 | MNY 04/13 | Uncommitted | 13 | |
| 86 | MNY 04/14 | Uncommitted | 14 | |
| 87 | MNY 04/15 | Uncommitted | 13 | |
| 88 | MNY 04/16 | Uncommitted | 29 | |
| 89 | MNY 04/17 | Live Approval - Not Started | 44 | |
| 90 | MNY 04/18, MNY 04/22 | Development On-Going | 56 | |
| 91 | MNY 04/19 | Uncommitted | 42 | |
| 92 | MNY 04/20 | Development On-Going | 5 | |
| 93 | MNY 04/21 | Uncommitted | 71 | |
| 94 | MNY 04/23 | Uncommitted | 105 | |
| 96 | MNY 04/25 | Live Approval - Not Started | 92 | |
| 97 | MNY 04/26 | Uncommitted | 291 | PAN |
| 98 | MNY 04/27 | Uncommitted | 47 | |
| 99 | MNY 04/28 | Uncommitted | 48 | current application |
| 100 | MNY 04/29 | Uncommitted | 49 | |
| 101 | MNY 04/30 | Development On-Going | 180 | |
| 102 | MNY 04/31 | Site Commenced | 348 | |
| 103A | MNY 04/32 | Uncommitted | 178 | |
| 103B | MNY 04/32 | Live Approval - Not Started | 45 | |
| 103C | MNY 04/32 | Uncommitted | 79 | |

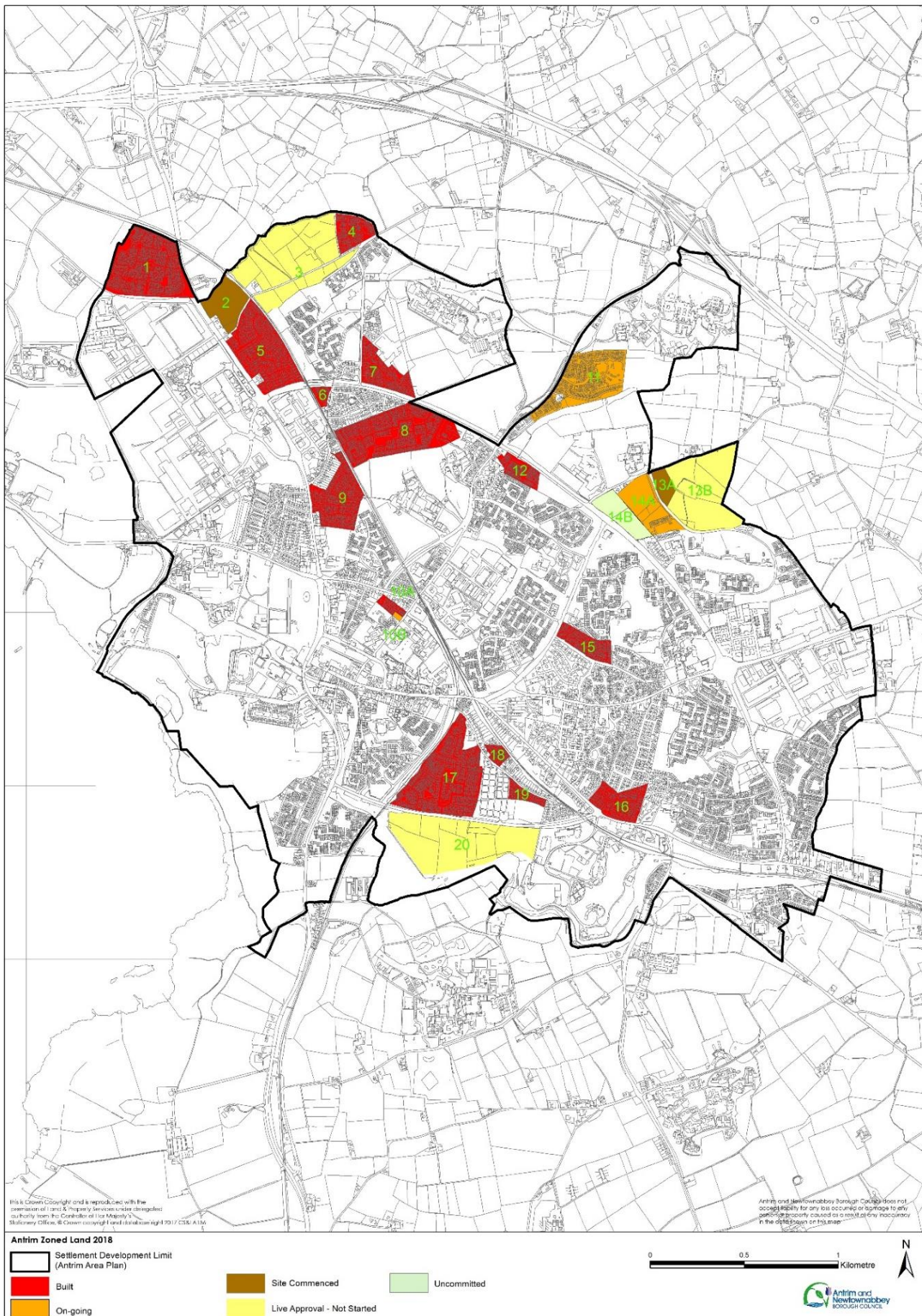
| | | | | |
|-----|-----------|-----------------------------|-------------|--|
| 104 | MNY 04/33 | Live Approval - Not Started | 8 | |
| 105 | MNY 04/34 | Uncommitted | 9 | |
| 106 | MNY 04/35 | Uncommitted | 8 | |
| 107 | MNY 04/36 | Site Commenced | 25 | |
| 108 | MNY 04/37 | Built | 0 | |
| 108 | MNY 04/37 | Built | 0 | |
| 109 | MNY 04/38 | Uncommitted | 30 | |
| 110 | MNY 04/39 | Built | 0 | |
| 111 | GD 04/08 | Development On-Going | 168 | |
| 112 | GD 03/06 | Development On-Going | 13 | |
| 113 | GD 04/01 | Uncommitted | 3 | |
| 114 | GD 04/10 | Live Approval - Not Started | 5 | |
| 67A | MNY 03/05 | Development On-Going | 4 | |
| 67B | MNY 03/05 | Built | 0 | |
| 95A | MNY 04/24 | Uncommitted | 50 | |
| 95B | MNY 04/24 | Development On-Going | 22 | |
| | | | 2658 | |



Antrim

As indicated below, within Antrim, the majority of extant housing zonings are committed. The single uncommitted zoned housing site is located well within the urban fabric of the settlement.

| ANTRIM Zoned Land 2018 | | | |
|-------------------------------|-----------------------------|----------------------------|--------------|
| Map Ref | STATUS | REMAINING POTENTIAL | NOTES |
| 1 | Built | 0 | |
| 2 | Site Commenced | 260 | |
| 3 | Live Approval - Not Started | 538 | |
| 4 | Built | 0 | |
| 5 | Built | 0 | |
| 6 | Built | 0 | |
| 7 | Built | 0 | |
| 8 | Built | 0 | |
| 9 | Built | 0 | |
| 11 | Development On-Going | 67 | |
| 12 | Built | 0 | |
| 15 | Built | 0 | |
| 16 | Built | 0 | |
| 17 | Built | 0 | |
| 18 | Built | 0 | |
| 19 | Built | 0 | |
| 20 | Live Approval - Not Started | 393 | |
| 10A | Built | 0 | |
| 10B | Development On-Going | 6 | |
| 13A | Site Commenced | 35 | |
| 13B | Live Approval - Not Started | 256 | |
| 14A | Development On-Going | 229 | |
| 14B | Uncommitted | 100 | |
| | | 1884 | |

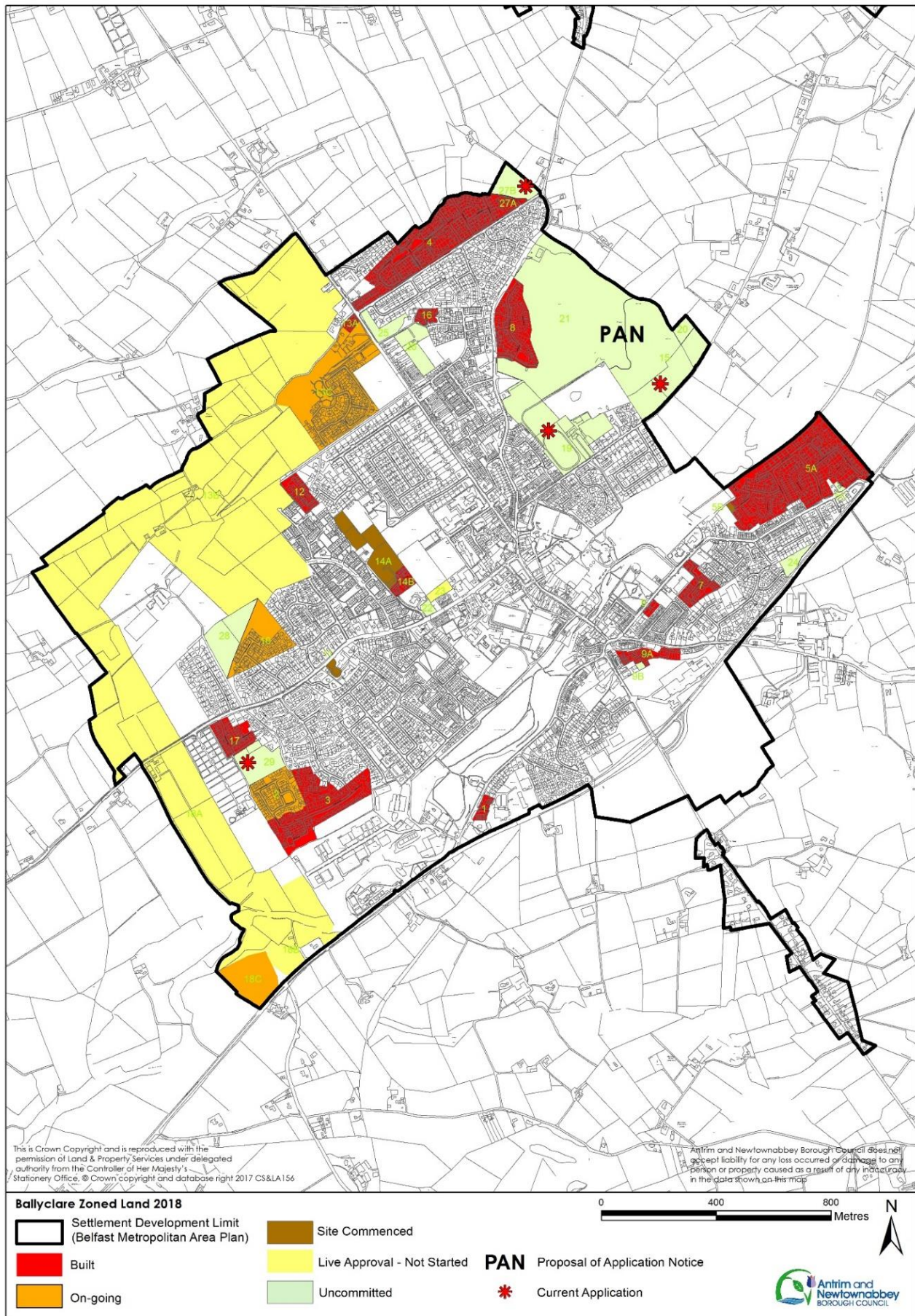


Ballyclare

As indicated below, within Ballyclare, the majority of extant housing zonings are committed. Of the 13 uncommitted zoned housing sites, these are either located well within the urban footprint of the settlement or are subject to a current planning application or a PAN.

| BALLYCLARE Zoned Land 2018 | | | | |
|-----------------------------------|----------------------|----------------------------|----------------------------|---|
| MAP REF | AREA PLAN REF | STATUS | Remaining Potential | NOTES |
| 1 | BE 02/01 | Built | 0 | |
| 2 | BE 02/02 | Development On-going | 2 | |
| 3 | BE 02/03 | Built | 0 | |
| 4 | BE 02/04 | Built | 0 | |
| 5A | BE 02/05 | Built | 0 | |
| 5B | BE 02/05 | Site Commenced | 2 | |
| 5C | BE 02/05 | Uncommitted | 3 | Approval was for redevelopment of existing unit |
| 6 | BE 02/06 | Built | 0 | |
| 7 | BE 02/07 | Built | 0 | |
| 8 | BE 02/08 | Built | 0 | |
| 9A | BE 03/01 | Built | 0 | |
| 9B | BE 03/01 | Uncommitted | 4 | |
| 10 | BE 03/02 | Development On-going | 14 | |
| 11 | BE 03/03 | Site Commenced | 10 | |
| 12 | BE 03/04 | Built | 0 | |
| 13A | BE 03/05 | Built | 0 | |
| 13B | BE 03/05 | Live Approval -Not Started | 1538 | |
| 13C | BE 03/05 | Development On-Going | 12 | |
| 14A | BE 03/06 | Site Commenced | 78 | |
| 14B | BE 03/06 | Built | 0 | |
| 15 | BE 03/07 | Uncommitted | 133 | subject to PAN and current application |
| 16 | BE 03/08 | Built | 0 | |
| 17 | BE 03/09 | Built | 0 | |
| 18A | BE 03/10 | Live Approval -Not Started | 341 | |
| 18B | BE 03/10 | Live Approval -Not Started | 39 | |
| 18C | BE 03/10 | Development On-going | 59 | |
| 19 | BE 04/01 | Uncommitted | 152 | Subject to current application |
| 20 | BE 04/02 | Uncommitted | 10 | subject to PAN |

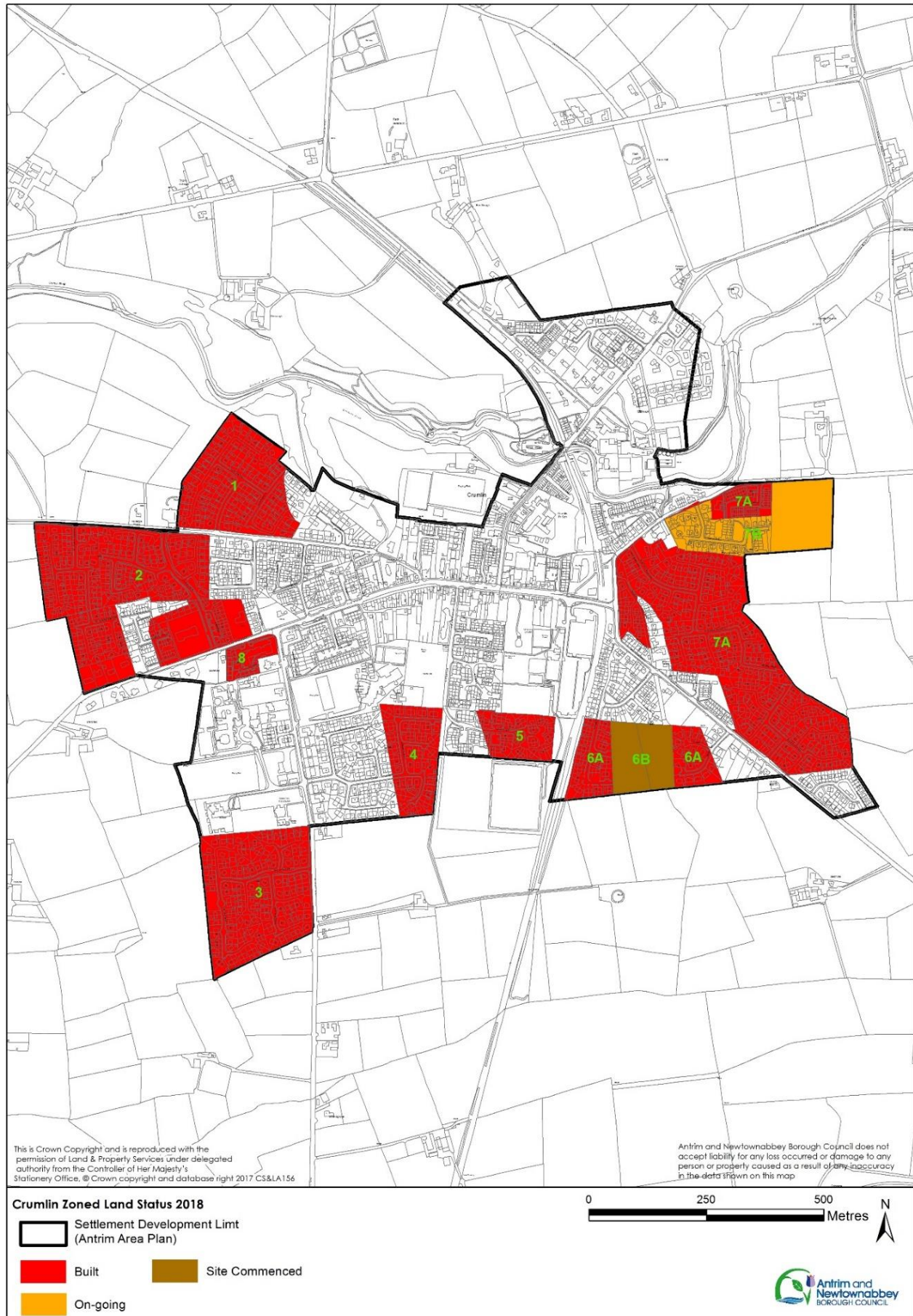
| | | | | |
|-----|----------|-------------------------------|-------------|--|
| 21 | BE 04/03 | Uncommitted | 335 | subject to PAN, yield significantly reduced due to quarry lake |
| 22 | BE 04/04 | Uncommitted | 5 | |
| 23 | BE 04/05 | Live Approval -Not Started | 10 | |
| 24 | BE 04/06 | Uncommitted | 12 | |
| 25 | BE 04/07 | Uncommitted | 24 | |
| 26 | BE 04/08 | Uncommitted | 33 | |
| 27A | BE 04/09 | Built | 0 | |
| 27B | BE 04/09 | Uncommitted | 33 | subject to current application |
| 28 | BE 04/10 | Uncommitted | 55 | |
| 29 | BE 04/11 | Uncommitted | 45 | subject to current application |
| | | | 2949 | |



Crumlin

As indicated below, within Crumlin, all extant housing zonings are committed.

| CRUMLIN Zoned Housing Land 2018 | | | |
|--|----------------------|----------------------------|---|
| MAP REF | STATUS | REMAINING POTENTIAL | NOTES |
| 1 | Built | 0 | |
| 2 | Built | 0 | |
| 3 | Built | 0 | |
| 4 | Built | 0 | |
| 5 | Built | 0 | |
| 6A | Built | 0 | |
| 6B | Site Commenced | 50 | foundations in on adjacent unzoned site which is the same housing approval. |
| 7A | Built | 0 | |
| 7B | Development On-going | 59 | |
| 8 | Built | 0 | |
| | | 109 | |



Randalstown

As indicated below, within Randalstown, the majority of extant housing zonings are committed, while the 3 uncommitted sites are located well within the urban footprint of the settlement.

| RANDALSTOWN Zoned Land 2018 | | | |
|-----------------------------|----------------------------|---------------------|---|
| MAP REF | STATUS | REMAINING POTENTIAL | NOTES |
| 1 | Built | 0 | |
| 2 | Built | 0 | |
| 3 | Built | 0 | |
| 4 | Built | 0 | |
| 5a | Built | 0 | |
| 5a | Built | 0 | |
| 5a | Built | 0 | |
| 5b | Development On-going | 46 | |
| 5c | Development On-going | 16 | |
| 6A | Built | 0 | |
| 6B | Uncommitted | 8 | |
| 6C | Live Approval -Not Started | 137 | |
| 7A | Built | 0 | |
| 7B | Uncommitted | 35 | majority of site is water, site yield therefore reduced |
| 7C | Uncommitted | 35 | |
| 8 | Built | 0 | |
| 8 | Built | 0 | |
| 8 | Built | 0 | |
| 8 | Built | 0 | |
| 8 | Built | 0 | |
| | | 277 | |



Appendix 5: Build Rates in Settlements since 2015

The table below identifies housing units built within settlements since the start date of Plan. Please note the figures may differ slightly from those published in the Annual Housing Monitor for the particular year due to on-going quality checking and eradication of anomalies. Accordingly, any such amendments have subsequently been backdated in the table below.

| SETTLEMENT | Units built 2015-2016 | Units built 2016-2017 | Units built 2017-2018 |
|------------------------------|--------------------------|--------------------------|--------------------------|
| Metropolitan Newtownabbey | 185 | 284 | 168 |
| Antrim | 43 | 55 | 134 |
| Ballyclare | 40 | 36 | 100 |
| Crumlin | 71 | 2 | 26 |
| Randalstown | 1 | 6 | 6 |
| | | | |
| Ballynure | 6 | 4 | 5 |
| Burnside | 1 | 3 | 9 |
| Ballyrobert | 15 | 8 | 6 |
| Doagh | 0 | 10 | 5 |
| Dunadry | 0 | 0 | 0 |
| Parkgate | 3 | 0 | 8 |
| Straid | 0 | 0 | 0 |
| Templepatrick | 5 | 13 | 13 |
| Toome | 1 | 7 | 2 |
| | | | |
| Ballycorr | 0 | 1 | 0 |
| Ballycraigy | 0 | 0 | 0 |
| Ballyeaston | 0 | 0 | 0 |
| Bruslee | 0 | 0 | 0 |
| Creggan/Cranfield | 0 | 0 | 10 |
| Craigarogan | 0 | 1 | 2 |
| Groggan | 0 | 0 | 0 |
| Hillhead | 0 | 0 | 0 |
| Killead | 0 | 0 | 0 |
| Kingsmoss | 0 | 0 | 0 |
| Lowtown | 0 | 0 | 0 |
| Millbank | 1 | 1 | 1 |
| Milltown | 0 | 0 | 8 |
| Moneyglass | 0 | 0 | 0 |
| Roughfort | 0 | 0 | 4 |
| Tildarg | 0 | 0 | 0 |
| TOTAL | 372 | 431 | 507 |



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Antrim Antrim Civic Centre
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