

APPENDIX 2:

DISTRIBUTION OF HOUSING GROWTH POTENTIAL IN BMAP

ASSESSMENT OF ALL RELEVANT OBJECTION SITES:

- [**CARRICKFERGUS**](#)
- [**METROPOLITAN CARRICKFERGUS**](#)

SITE ANALYSIS – METROPOLITAN URBAN AREA – CARRICKFERGUS

Site Ref	Site analysis (Topography & Setting)	Meets Strategic Directions of RDS	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewage	Drainage	Roads	Council comment	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability index
3831/1	<ul style="list-style-type: none"> Site defined by Upper Road, mature hedgerows and rear of residential properties. Flat site which is slightly undulating to north east. Mature hedgerows and mature trees demarcating the four fields. Agricultural land. Open countryside can be viewed to the west and south. 		None	<p>The site abuts the development limit to the north and east.</p> <p>Development of the site would not be unacceptable.</p> <p>No perceived advantage or disadvantage in terms of urban form.</p>	<p>The development limit follows the rear of properties fronting onto the Woodburn Road and Upper Road.</p> <p>Development of the site would result in a limit which would be demarcated by housing abutting mature hedgerows and trees.</p>		No objection.		Not acceptable as contrary to PPS 3.		No	<p>Refusal for housing development covers portion of site being V/1995/0172.</p> <p>Single dwellings and small housing development to the east of the site.</p> <p>Abuts 3262/1 and 2833/1.</p>	8.2 ha	205	
3831/1	0	+1		0	0	0				-1			8.2 ha	205	H1

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1384/1	<ul style="list-style-type: none"> Rectangular shaped site. Demarcated by mature hedgerow, fencing and two electricity pylons to north and mature hedgerows to the west, east and south. Flat site presently use for agricultural purposes. 		None	<p>The site abuts the development limit to the west, east and south.</p> <p>Development of the site would provide compact urban form at this location.</p>	<p>Current limit follows back of properties, proposed housing zonings and Beltroy Road.</p> <p>Development of the site would result in a development limit which follows the back of properties and Beltroy Road.</p>		No objection.		No objection.		YES	<p>Residential property abuts the site to south and east.</p> <p>Proposed housing zoning abuts the site to the south.</p> <p>Two NIE pylons on northern boundary.</p>	0.86 Ha	22	
1384/1	0	+1		+1	0	0				-1	-1		0.86 Ha	22	11

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142/2	<ul style="list-style-type: none"> Irregular shaped site. Boundary defined by Middle Road to the north, mature vegetation and trees to west and part of the boundary to the south. The remainder of the boundary to the south is defined by fencing and to the east the boundary is defined by hedgerow and trees. Mainly agricultural land bar portion of site which contains builders yard and dwelling. Site slopes down from north to the south. A degree of prominence pertaining to northern boundary of site. Adjacent to busy roads 		None	<p>The site abuts the development limit to the east.</p> <p>Development of the site would constitute the rounding off of the development limit.</p>	<p>Current limit follows Prospect Road and the back of properties, along Woodburn Road and Prospect Road.</p> <p>Development of the site would result in a development limit which follows Middle Road, the back of properties along Prospect Road and abut a proposed SLNCI to the rear of properties fronting onto Woodburn Road.</p>		No objection.		No objection.		YES	<p>Refusal of residential development V/1998/0100. Equestrian Dwelling approved V/2002/0040.</p> <p>Site adjacent to residential development and Meeting House on southern boundary.</p> <p>Builder yard, storage area for palettes and two storey dwelling situated on southern portion of site.</p> <p>To the east of the site large residential development.</p>	8.5 ha	213	
142/2	-1	+1		0	0	0				-1		0	8.5 ha	213	11

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1405/1	<ul style="list-style-type: none"> Large site. Rural setting. Agricultural grassland. Predominantly flat. Fields bounded by Tongue Loanen slope SE to road. Boundaries comprise hedgerow, fencing, and occasional trees. Open site prominent from Larne Road, Beltoy Road and Tongue Loanen. 3 detached houses on site – fronting onto Beltoy Road. 		None	<p>Site abuts limit at Beltoy Road and Larne Road.</p> <p>If the site is developed, it will extend the settlement along Larne Road contributing to urban sprawl.</p> <p>Weak boundaries will make integration difficult.</p>	<p>Current limit defined by Beltoy Road and Larne Road and is drawn around existing dwellings fronting onto Larne Road.</p> <p>Proposed limit will be defined by Tongue Loanen to east.</p> <p>Boundary to north is weak – hedgerow and fencing.</p> <p>Field to north west of site has no field boundary to north.</p>		No objection.		No objection.		YES	<p>Multiple electricity pylons on site.</p> <p>Adjacent land use: Housing along Beltoy Road and Larne Road. Kilroot Business Park opposite site on Larne Road.</p>	23.3 Ha	583	
1405/1	-2	+1		-1	-1	0				-1	-1		23.3 Ha	583	L1

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904/2	<ul style="list-style-type: none"> Very large site. Northern portion of the falls east towards the road – prominent from road. Southern portion of site falls east towards the sea – prominent headland. Boundaries fairly poor – wire fencing, hedging, trees. No boundaries between south of site and Greenisland. 		<p>CE 05 Rural Landscape Wedge</p> <p>LLPA – GD 11 on part of site.</p> <p>COU 3 BMA Coastal Area on part of site.</p> <p>CE 02/06 Jointure Bay Stream) on small portion of site. SLNCI</p>	<p>Site abuts development limit for Carrickfergus to the west of settlement at Trooperslane Road.</p> <p>Development of the site would encourage coalescence of Carrickfergus with Greenisland.</p>	<p>Current limit defined by Trooperslane Road.</p> <p>Proposed limit would follow the road and the rear of properties and would abut the coast.</p>		No objection.		Nil response.		YES	<p>Site within urban footprint.</p> <p>Existing built form: Former sewage works and gas pressure reduction station which is unsightly.</p> <p>Listed building – Seapark House and derelict gate lodge.</p> <p>Also police station, dwellings, large house and grounds on site.</p>	23.3 Ha	583	
904/2	-1	+1	X	X	0	0				-1		+ 1	-	-	X

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1356/1	<ul style="list-style-type: none"> Site is bounded to north, west and east by mature hedgerows and trees abutting three roads. To the south the site is demarcated by mature hedgerow, river and wire fencing. Undulating site with well defined field boundaries. Land rises from Larne Road towards site. Agricultural land. Rural setting. 		CS 21 Eden LLPA	<p>Site abuts the development limit to the west as defined by residential development and to the south by wire fencing and rear of Garden Centre.</p> <p>Development of site would lead to excessive development to the east of Carrickfergus into open countryside and would not constitute compact urban form. There would be a parcel of land between the existing and proposed limit to the south west.</p>	<p>Current limit rear of residential properties to the west and to the south by wire fencing and rear of Garden Centre.</p> <p>The proposed development limit would follow Marshalltown and Beltroy Road and mature hedgerow, river and wire fencing.</p>		No objection.		No objection.		Yes	<p>LLPA covers 15.10 ha of site.</p> <p>Number of dwellings and farm buildings within site boundary.</p> <p>Residential development to the west of site.</p> <p>Surrounding land uses in all other directions is agricultural.</p> <p>NIE sub-station and pylons</p>	65.3 ha	1633	
1356/1	-1	+1		X	-1	0				-1	-1		-	-	X

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2647/3	<p>Site broken into three parts:</p> <p>Bi)</p> <ul style="list-style-type: none"> Bound to the north by Old Carrick Road, railway line to south and rear of residential properties to west and east defined by hedgerow and trees. Land slopes down from the north to south. Number of agricultural fields. Internal boundaries of hedges and trees. Stream traverses the eastern section of site. Line of mature trees to south of site. Prominent views from road. <p>Bii)</p> <ul style="list-style-type: none"> Bound by lane abutting hedgerow to south, railway line to north, rear of residential properties abutting hedgerow and Silver Stream to west and tapers to a point to the east. 		<p>CE 04 Rural Landscape Wedge</p> <p>GD 10 LLPA West of Greenisland</p> <p>MNY 54 LLPA University Of Ulster</p>	In totality the site would constitute urban sprawl and would result in the coalescence Metropolitan Newtownabbey and Metropolitan Greenisland.	<p>Current limit abuts the railway line, rear of residential properties, Old Carrick Road, Silver Stream, Neil's Lane, and hedgerow.</p> <p>The proposed limit would follow the Old Carrick Road and rear of properties abutting hedgerow.</p>		No comment.		Any development should conform to PPS and guidelines.		No	<p>Representation covers that portion of the site in Carrickfergus and 2647/1 covers that portion in Newtownabbey.</p> <p>Rural Landscape Wedge covers whole site</p> <p>LLPA's traverse the site.</p> <p>Belfast High School playing fields, tennis courts, and derelict farm dwelling and out buildings. Contains dwelling and other buildings via Neil's Lane</p>	254 ha	6350	

	<ul style="list-style-type: none"> Number of agricultural fields. Land slopes from north to south. Internal boundaries of hedgerows. Mature trees. <p>Biii)</p> <ul style="list-style-type: none"> Access via Neil's Lane which traverses the site. Land to the west of the lane follows the course of Silver Stream, field hedgerow with the remainder of boundary cutting across two fields. To the north the site abuts railway line, rear of properties to south and hedgerow abutting lane to east. Relatively flat. Internal boundaries of hedgerow. Mature trees. Agricultural land and school fields. Land to the east of lane abuts railway line to north, and follows the rear of properties, and hedgerow bar where the site cuts across field to the east. Internal boundaries of hedgerows. Relatively flat. 											which was unable to access to confirm present use etc.				
2647/3	0	0	X	X	-	0					-1			-	-	X

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2833/1	<ul style="list-style-type: none"> Site slopes from north to south with land towards eastern boundary being steep in places. Site consists of a number of agricultural fields demarcated to the north by Upper Road, to the south by the railway line and the west by mature hedgerow and trees. Eastern boundary abuts fly fishing lakes and mature hedgerows. Strong boundary between fields with mature hedges and sporadic tree cover. Open countryside can be viewed to the west. 		None	<p>The site abuts the limit to the east.</p> <p>Development of the site to the west of the current would lead to excessive development.</p>	<p>The development limit follows the rear of properties fronting onto the Woodburn Road to the east.</p> <p>Development of the site would result in a limit which would be demarcated by Upper Road to the north, railway to the south and mature hedgerow and trees to west.</p> <p>There would be no differences between existing and proposed limit.</p>		No objection.		Not acceptable as contrary to PPS 3. Spine road if constructed would run through it.		Yes	<p>Fly fishing lakes to the east.</p> <p>Refusal for housing development (i.e. V/1995/0172).</p> <p>Overlaps with 3262/1.</p>	31.3 ha	783	X
2833/1	-1	+ 1		X	0	0				-1			-	-	X

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3262/1	<ul style="list-style-type: none"> Site slopes from north to south with land towards eastern boundary being steep in places. Site consists of a number of agricultural fields demarcated to the north by Upper Road, to the south by the railway line and the west by mature hedgerow and trees. Eastern boundary abuts fly fishing lakes and mature hedgerows. Strong boundary between fields with mature hedges and sporadic tree cover. Open countryside can be viewed to the west. 		None	<p>The site abuts the limit to the east.</p> <p>Development of the site to the west of the current limit would lead to excessive development.</p>	<p>The development limit follows the rear of properties fronting onto the Woodburn Road to the east.</p> <p>Development of the site would result in a limit which would be demarcated by Upper Road to the north, railway to the south and mature hedgerow and trees to west.</p> <p>There would be no differences between existing and proposed limit.</p>		No objection.		Not acceptable as contrary to PPS 3. Spine road if constructed would run through it.		Yes	<p>Fly fishing lakes to the east.</p> <p>Refusal for housing development (i.e. V/1995/0172).</p> <p>Overlaps with 2833/1.</p>	31.3 ha	783	X
3262/1	-1	+1		X	0	0				-1			-	-	X