

APPENDIX 4:

DISTRIBUTION OF HOUSING GROWTH POTENTIAL IN BMAP

ASSESSMENT OF ALL RELEVANT OBJECTION SITES: LISBURN

- [HILLSBOROUGH / CULCAVEY](#)
- [MOIRA](#)
- [AGHALEE](#)
- [ANNAHILT](#)
- [DROMARA](#)
- [DRUMBEG](#)
- [DRUMBO](#)
- [GLENAVY](#)
- [LOWER BALLINDERRY](#)
- [MAGHABERRY](#)
- [MILLTOWN](#)
- [RAVERNET](#)
- [STONEYFORD](#)
- [BALLYAUGHLIS](#)
- [BALLYLESSON](#)
- [BALLYNADOLLY](#)
- [BALLYSKEAGH](#)
- [BOARDMILLS](#)
- [DRUMLOUGH](#)
- [DRUMLOUGH ROAD](#)
- [DUNEIGHT](#)
- [EDENDERRY](#)
- [FEUMORE](#)
- [HALFPENNY GATE](#)
- [HALFTOWN](#)
- [HILLHALL](#)
- [KESH BRIDGE](#)
- [LEGACURRY](#)
- [LONG KESH](#)
- [LOWER BROOMHEDGE](#)
- [LURGANURE](#)
- [MAGHERACONLUCE](#)
- [MORNINGSIDE](#)
- [ST. JAMES](#)
- [THE TEMPLE](#)
- [TULLYNACROSS](#)
- [UPPER BROOMHEDGE](#)

SITE ANALYSIS – METROPOLITAN RURAL AREA – HILLSBOROUGH/CULCAVEY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1911/1	<p>The site takes the form of undulating grassland, with a new detached dwelling built in the south east corner of the site.</p> <p>The site falls generally in a north westerly direction and some agricultural tools are stored on the site.</p> <p>Wooden fences, mature trees and hedges form the east south and western boundaries. A tree line forms the north boundary, obscuring views of the site from the motorway.</p>		The site already has a newly built detached dwelling in the south east corner. Inclusion of the site may provide an opportunity for rounding-off.	<p>The development limit presently follows the rear of properties facing onto Carnreagh.</p> <p>Development of the site would leave a development limit following a line of mature trees around the northern boundary of the site.</p>	-	No objection		No objection		S/2006/0134/F – Replacement dwelling (already built).	0.56ha	14	A1
BMAP/1911/1	0		1	1	0						0.56ha	14	A1

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BMAP/3182/1	<p>Site lies to the rear of 23 Carnreagh.</p> <p>The site consists of overgrown shrubs, bushes and brambles.</p> <p>The site falls very gently in a northerly direction from the rear of 23 Carnreagh.</p> <p>Site boundaries are formed by mature trees on all three sides.</p>		The site is very small and would appear to represent an opportunity to round-off the development limit without leading to urban sprawl.	<p>The development limit presently appears to follow a line of trees along the rear of 23 Carnreagh.</p> <p>The boundary of the site follows a line of denser mature trees which appears to be stronger development limit boundary.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards			0.26ha	7	A1
BMAP/3182/1	0		1	1	0						0.26ha	7	A1

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BMAP/3314/1	<p>The site consists of two dwellings and a number of warehouse and storage buildings.</p> <p>The site has a large gravel drive and yard and slopes very gently in a westerly direction.</p> <p>Site boundaries include a brick wall, hedges and mature trees.</p>		Site lies adjacent to the settlement development limit and consists primarily of urban form. The site may provide an opportunity for small scale rounding-off.	<p>Settlement development limit follows field boundaries adjacent the site. A large undeveloped housing zoning lies to the west of the site.</p> <p>If developed the site would present a field boundary of a brick wall and mature trees and hedges.</p>	-	No objection		No objection			0.39ha	10	A1
BMAP/3314/1	0		1	0	0						0.39ha	10	A1

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BMAP/1344/1	<p>The site consists of two fields to the north of Harry's Road.</p> <p>The northern field falls gently from the south to north and consists of agricultural grassland.</p> <p>The southern field also undulates very gently from the south to the north.</p> <p>Site boundaries are formed by the disused railway embankment, mature trees and hedges and a bank along Harry's Road.</p> <p>A new housing development is being built to the north west of the site.</p>		<p>The site abuts the settlement development limit to the west.</p> <p>Development of the site would lead to urban sprawl along Harry's Road.</p>	<p>The development limit is formed by Harry's Road, the rear of properties and the disused rail embankment.</p> <p>If included the development limit would follow a field boundary to the east and south and Harry's Road to the north.</p>	-	No Objection		No Objection		Same site as BMAP/3031/2	2.78ha	70	D1
BMAP/1344/1	-1		-1	-1	0					(Same site as BMAP/3031/2)	2.78ha	70	D1

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BMAP/3031/2	<p>The site consists of two fields to the north of Harry's Road.</p> <p>The northern field falls gently from the south to north and consists of agricultural grassland.</p> <p>The southern field also undulates very gently from the south to the north.</p> <p>Site boundaries are formed by the disused railway embankment, mature trees and hedges and a bank along Harry's Road.</p> <p>A new housing development is being built to the north west of the site.</p>		<p>The site abuts the settlement development limit to the west.</p> <p>Development of the site would lead to further urban sprawl.</p>	<p>The development limit is formed by Harry's Road, the rear of properties and the disused rail embankment.</p> <p>If included the development limit would follow a field boundary to the east and south and Harry's Road to the north.</p>	-	No Objection		No Objection		(Same site as BMAP/1344/1)	2.78ha	70	D1
BMAP/3031/2	-1		-1	-1	0					(Same site as BMAP/1344/1)	(2.78ha)	(70)	D1

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BMAP/135/2(A)	<p>The objection site consists of four fields running in a north westerly direction from the Ballynahinch Road.</p> <p>The land is made up of undulating drumlins, formed by agricultural grassland fields. There is a prominent ridge within the northern fields.</p> <p>The fields generally fall towards the Ballynahinch and Comber Roads, therefore development of these would have a high visual impact on the surrounding area.</p> <p>Field boundaries are formed by a mixture of mature trees, hedges, shrubs, bushes and fences.</p>		<p>The site abuts the settlement development limit.</p> <p>The site does not represent an opportunity to round-off the settlement development limit.</p>	<p>The development limit currently follows the field boundaries formed by mature trees and hedges along the housing zoning HH 04/04.</p> <p>Development of the site would leave a development limit following existing field boundaries.</p>	-	No Objection		No Objection			4.53ha	113	X
BMAP/135/2(A)	X		0	0	0						-	-	X

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BMAP/135/2(B)	<p>The objection site consists of 5 fields running in a south westerly direction along the Comber Road from its junction with Carnreagh. N.I.E lines pass through the north west corner of the site.</p> <p>The site consists of undulating drumlins, formed by agricultural grassland fields.</p> <p>The fields vary in steepness, but generally fall towards the Ballynahinch and Comber Roads, therefore development of these would have a high visual impact on the surrounding area.</p> <p>Field boundaries are formed by a mixture of mature trees, hedges, shrubs, bushes and fences.</p>		<p>The site abuts the settlement development limit and is largely rural in nature.</p> <p>Development of the site would lead to unacceptable urban sprawl in an undesirable location.</p>	<p>The development limit currently follows the field boundaries formed by mature trees and hedges along the housing zoning HH 04/04.</p> <p>Development of the two parcels of land would give a settlement development limit which follows Canreagh, Comber Road and Ballynahinch Road, as well as a portion of the limit which would follow existing field boundaries.</p>	-	No Objection		No Objection			14.89ha	372	X
BMAP/135/2(B)	-2		X	1	0						-	-	X

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BMAP/269/1	<p>The site consists of a number of fields, dwellings and warehouse on the north and south side of the Aghnatrisk Road.</p> <p>The fields to the north of the Aghnatrisk Road consist mainly of almost flat fields used for grazing, although the north western field is used for arable purposes.</p> <p>The two most northern fields abut the M1 motorway to the north. N.I.E lines cross the site to the North of the Aghnatrisk Road at various points.</p> <p>The fields south of Aghnatrisk Road are use for grazing or growing arable crops and generally slope from the south to the north towards the Aghnatrisk Road.</p> <p>Field boundaries of trees and hedges form the south and western boundaries, fences along properties and warehouse from the eastern boundary.</p>		<p>The site lies to the north west of the settlement development limit with only a small portion of the site abutting the development limit.</p> <p>If developed the site would lead to unacceptable urban sprawl in a rural location which is visible from the M1 Motorway.</p>	<p>The development limit at present follows the Aghnatrisk Road and the rear of buildings on Old Mill Heights.</p> <p>If developed the site would have a limit formed by the M1 Motorway to the north and field boundaries to the south and west.</p>	-	No Objection		Roads Service find the site unacceptable as the carriageway width of the Aghnatrisk Road is substandard.			41.21ha	1031	X
BMAP/269/1	-2		X	0	0			X			-	-	X

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BMAP/972/1	<p>The site consists of three fields on the western side of the Culcavy Road.</p> <p>The fields are all ploughed and planted for agricultural use.</p> <p>The southern field is almost flat with gentle undulations and a slight drop in the north west corner.</p> <p>The other two fields generally fall gently from the south to north.</p> <p>Field boundaries are formed by hedges, wire fencing, bushes and mature trees.</p>		<p>The objection site abuts the settlement development limit to the south.</p> <p>If the site were included within the development limit it would lead to urban sprawl.</p>	<p>The development limit is formed by the Aghnatrisk Road.</p> <p>If the site were included the development limit would follow no visual field boundary to the north west and trees and hedges to the north.</p>	-	No Objection		No Objection			4.3ha	108	X
BMAP/972/1	-1		-1	X	0						-	-	X

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BMAP/3028/2	<p>The site consists of two sites on either side of a dwelling and laneway to the dwelling off the Carnreagh Road.</p> <p>Eastern field rises in a north easterly direction from laneway towards electricity pylon which sits on the highest point of the field. Site then falls to the northern and eastern boundaries.</p> <p>Western field falls north from Carnreagh, and from the west and eastern boundaries to small valley.</p> <p>Both fields are grassland, with mature trees, hedges, bushes and shrubs forming the boundaries.</p>		The site only slightly abuts the settlement limit and any development would lead to unacceptable urban sprawl in an undesirable location.	<p>Development limit closest to the site follows the rear of properties along Carnreagh and Carnreagh Road itself.</p> <p>Development of the site would lead to a settlement development limit following the Carnreagh Road , part of the Comber Road, a stream and field boundaries consisting of mature trees and bushes.</p>	-	No Objection		Roads Service find the site unacceptable as the carriageway width of Carnreagh is substandard.	Yes		5.96ha	149	X
BMAP/3028/2	-2		X	-1	0			X			-	-	X

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BMAP/3062/1	<p>The site is formed by two fields of agricultural grassland. The fields are framed by the Carnreagh Road to the east and the Kilwarlin housing development, on the Lisburn Road, to the west.</p> <p>The southern field is undulating and slopes generally towards the Lisburn and Carnreagh Roads and north towards Carnreagh.</p> <p>The northern field slopes down in a southerly direction towards the southern most field.</p> <p>Tidy hedges, mature trees and wooden fences form the field boundaries.</p> <p>The site forms an attractive approach into the town's historical centre and is highly visual from the northern approach into the town.</p>		<p>The site abuts the settlement development limit on three sides, with housing on each of these sides.</p> <p>Therefore the site would represent an opportunity to round-off the settlement development limit.</p>	<p>The development limit to the east of the site is formed by the Carnreagh Road, the south and west of the site contains housing zonings with mature trees and hedges along them.</p> <p>If the site were included the development limit would neither be weakened nor strengthened.</p>	-	No Objection		No Objection			4.42ha	111	X
BMAP/3062/1	X		1	0	0						-	-	X

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BMAP/3085/1	<p>The site is triangular in shape and contains grassland for agricultural purposes.</p> <p>The site lies below the level of the Dromore Road and falls very gently towards the stream which forms the northern boundary of the site.</p> <p>The site contains mature trees, bushes and a wooden post and barbed wire fence around the boundaries.</p> <p>The site can be viewed from the nearby Hillsborough Road.</p>		The site abuts the development limit on its eastern side. Any development of the site would lead to unacceptable urban sprawl along the Dromore Road towards the Hillsborough Road.	<p>The site abuts the south western section of Hillsborough settlement development limit which is formed by mature trees and bushes.</p> <p>Development of the site would give a development limit following the Dromore Road to the south and the path of a stream to the north.</p>	-	No Objection		No Objection			0.96ha	24	X
BMAP/3085/1	-2		X	0	0						-	-	X

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BMAP/3282/1	<p>The site consists of a very large area of rolling drumlins, with large variations in undulation. The majority of the site is formed by a patchwork of fields used for agricultural purposes. There are a number of farm buildings and dwellings included within the site.</p> <p>The north western section between Harry's Road and the Hillsborough Road generally slopes down to the Hillsborough Road and Harry's Road.</p> <p>The central section of the site between Carnreagh and the Carnreagh Road falls towards Carnreagh. While the large section of the site to the north of Carnreagh generally falls in a northerly direction to the Hillsborough Road.</p> <p>The southern part of the site generally falls towards the Comber and Ballynahinch Roads.</p> <p>Mature trees, hedges, bushes and shrubs form the majority of the field boundaries.</p>		<p>The site abuts the settlement development limit all the way around the western boundary.</p> <p>If developed the site would undoubtedly lead to unacceptable urban sprawl.</p>	<p>The development limit follows a number of roads, field boundaries and the rear of properties.</p> <p>If included the development limit would follow a number of roads and no definite boundary along its eastern side.</p>	-	No Objection		No Objection	Numerous		157.94ha	3949	X
BMAP/3282/1	X		X	-1	0						-	-	X

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BMAP/3322/1	<p>The site consists of three relatively flat grassland fields.</p> <p>North western field is used for agricultural purposes and slopes very gently to the west.</p> <p>North eastern field appears to be a part of the grounds for the large dwelling to the north of the site. This field consists of grass and a number of large mature trees. The site slopes very gently in a south easterly direction towards the Culcavy Road. A stream runs across the southern section of the field.</p> <p>The southern most field of the site is a grass field which very gently slopes down towards the stream on the western and southern boundaries. To the east of the field are new dwellings and the field lies about 2 metres above the level of the ground. The south and south eastern boundaries are formed by a goof tree belt.</p> <p>Other field boundaries are formed by wire fences, bushes, shrubs and mature trees.</p>	LLPA (except southern field)	Site abuts the settlement development limit, however development of the site would lead to urban sprawl.	<p>The development limit follows the rear of properties facing onto the Culcavy Road.</p> <p>Development of the site would leave a settlement limit following a stream and field boundaries.</p>	-	No Objection		No Objection			4.82ha	121	X
BMAP/3322/1	-1	X	-1	0	0						-	-	X

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BMAP/3379/1(A)	Site contains a number of undulating fields used for agricultural purposes. These fields generally fall to the stream on the eastern side of the site and the Hillsborough and Moira Roads.		Site abuts the settlement development limit. If developed it would lead to urban sprawl.	Development limit presently follows property boundaries. If the site were included the settlement development limit would be defined by a number of roads	-	No Objection		No Objection			10.53ha	263	X
BMAP/3379/1(A)	X		-1	1	0						-	-	X

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BMAP/3379/1(B)	Site east of Old Coach Road, contains a covered reservoir and is undulating, there is a gully in the southern field and the northern field falls towards the north east.	LLPA (partial)	Site abuts the settlement development limit. The site would lead to urban sprawl if developed.	The settlement development limit currently follows the Old Coach Road. If the site were included the settlement development limit would follow field boundaries.	-	No Objection		Roads Service find the site unacceptable as the Old Coach Road serving the site is of inadequate width.			8.81ha	220	X
BMAP/3379/1(B)	-2	X	-1	-1	0			X		4.5ha	-	-	X

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BMAP/3379/1(C)	The site contains a number of undulating drumlins fields which are used for agricultural grazing. The site generally falls steeply towards the Monument Road and more gently towards the Dromore Road. The south eastern part of the site contains a football pitch used by Downshire F.C.		The site abuts the settlement development limit. Inclusion of the site would lead to unacceptable urban sprawl.	The settlement development limit currently follows Monument Road. If the site were included the settlement development limit would follow field boundaries.	-	No Objection		Roads Service find the site unacceptable as the Monument Road serving the site is of inadequate width.			12.82ha	321	X
BMAP/3379/1(C)	X		X	-1	0			X			.	.	X

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BMAP/3445/1	<p>The site consists of a detached dwelling and ten grassland fields for agricultural use.</p> <p>The site is undulating drumlin landform with the fields falling towards the Comber and Ballynahinch Roads and rising in the north west portion of the site.</p> <p>The northern part of the site forms a prominent ridge.</p> <p>Field boundaries consist of mature trees, hedges, bushes and fences.</p> <p>A number of electricity lines cross the site.</p>		The site currently abuts the settlement development limit, however any development of the site would lead to excessive growth in one direction.	<p>The current development limit abutting the site is formed by a Road on the southern side and field boundaries of mature trees, hedges and bushes on the north and eastern sides.</p> <p>If the site were included then the development limit would be formed by the Ballynahinch and Comber Roads on the southern and eastern sides and field boundaries along the northern boundary.</p>	-	No Objection		No Objection	Yes		8.37ha	209	X
BMAP/3445/1	X		-1	1	0						-	-	X

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BMAP/3503/1	<p>The site consists of a number of fields, dwellings and a church.</p> <p>The site is undulating drumlin landform, with the majority of fields being used as agricultural grassland.</p> <p>The site extends along the Comber Road, running in a north easterly direction, from its junction with the Ballynahinch Road to its junction with Carnreagh.</p> <p>The site generally falls from a prominent ridge towards the Comber Road, as well as Carnreagh and the Ballynahinch Road. The site would be highly visual from a large area.</p> <p>Field boundaries are formed by Mature trees, hedges, bushes, shrubs and wooden fences.</p> <p>A number of N.I.E. lines traverse the site.</p>		<p>The site abuts the settlement development, with a new housing zoning HH 04/04 running along its western boundary.</p> <p>However the majority of the site is rural in nature and would undoubtedly lead to unacceptable urban sprawl.</p>	<p>The development limit currently follows field boundaries of mature trees, hedges, shrubs and bushes.</p> <p>If the site were included then the development limit would be formed by Carnreagh, the Comber and Ballynahinch Roads.</p>	-	No Objection		No Objection	Yes		31.07ha	777	X
BMAP/3503/1	X		X	1	0						- (0.39ha)	- (10)	X

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BMAP/3506/1	<p>Site is made up of two fields which are undulating drumlin in form. These fields are both agricultural grassland.</p> <p>The eastern field has a prominent ridge running through it from south to north and the field falls from the ridge towards the boundaries.</p> <p>The western field is also undulating with the site falling towards the north west.</p> <p>Field boundaries are made up of Mature trees and hedges.</p>		<p>The site lies adjacent to the development limit in a rural location.</p> <p>Development of the site would not round-off the settlement development limit.</p>	<p>Presently the development limit follows field boundaries to the south of the existing housing zoning HH 04/04.</p> <p>If developed the site would also give a settlement development limit following field boundaries consisting of mature trees and hedges.</p>	-	No Objection		No Objection			2.64ha	66	X
BMAP/3506/1	X		0	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – HILLSBOROUGH/CULCAVEY

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BMAP/3514/1	<p>The site consists of two fields and a number of industrial warehouses.</p> <p>The field to the east of the site falls from Harry's Road in a northerly direction before levelling off at the northern end of the field. This field is used for agricultural purposes. An N.I.E line runs along the eastern boundary of the site.</p> <p>The field to the north east falls in a northerly direction and also levels out towards the north of the field.</p> <p>The entire site is highly visible from the north.</p> <p>The bank for the disused railway forms the western boundary, there is also a bank to the north of the site and a strong tree line to the east. The northern boundary is formed by a large hedge and mature trees.</p>		<p>The site abuts the north western development limit.</p> <p>However given the rural nature of the site development of it would undoubtedly lead to urban sprawl.</p>	<p>The development limit is formed by Harry's Road.</p> <p>If the site were included the new limit would be formed by the disused railway bank to the west, a drop to the south and a good tree belt to the east.</p>	-	No Objection		No Objection			4.88ha	122	X
BMAP/3514/1	-2		-1	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – HILLSBOROUGH/CULCAVEY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3603/1	<p>The site consists of two detached dwellings and two fields.</p> <p>The two fields are use for agricultural purposes and were ploughed and planted.</p> <p>The western field of the two falls in a southerly direction from the north of the site.</p> <p>The eastern field slopes in a south easterly direction from the north west of the field.</p> <p>Hedges form the boundaries of the field along the Aghnatrisk Road, wooden fences around the houses and hedges, bushes with a number of mature trees form the remaining field boundaries.</p>		<p>The site abuts the north western development limit for Hillsborough.</p> <p>However if the site were developed it would lead to urban sprawl along the Aghnatrisk Road.</p>	<p>The development limit follows the property boundaries of a warehouse and also the rear of properties along Old Mill heights.</p> <p>If the site were included the settlement limit would follow field boundaries formed by hedges, bushes and mature trees.</p>	-	No Objection		Roads Service find the site unacceptable as the width of Aghnatrisk Road is substandard.			7.18ha	180	X
BMAP/3603/1	-2		-1	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – HILLSBOROUGH/CULCAVEY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3783/1	<p>The site consists of a number of warehouses and car parking for industrial purposes which appear to no longer be in use.</p> <p>To the north of the site there are a number of roads with overgrown grass which appear to be old storage areas.</p> <p>The eastern part of the site contains overgrown fields with bushes, shrubs and hedges within them.</p> <p>The site is relatively flat and a stream runs through it from the south to the north east.</p> <p>The site is separated from the M1 Motorway to the north by a single line of fields.</p> <p>Site boundaries consist of wire and metal fencing.</p>	LLPA (partial)	<p>The site consists of warehouses, storage areas and fields abutting the northern development limit.</p> <p>The southern portion of the site may be suitable for development due to its urban nature, however the northern part of the site still maintains a partial rural feel. Therefore development of this part of the site may lead to urban sprawl towards the M1.</p>	<p>The development limit presently follows the Aghnatrisk Road.</p> <p>If included the development limit would follow property boundaries to the west and north and stream and no visual boundary to the east.</p>	-	No Objection		No Objection		The site presently has warehousing and car parking on portions of the site and would benefit from redevelopment.	16.84ha	421	X
BMAP/3783/1	-1	X (partial)	-1	X	0					+1	-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/207/1	<p>The site consists of a single field lying to the west of Moira.</p> <p>The field is used for arable purposes and falls gently from a crest in the middle of the field towards the north and south boundaries.</p> <p>Hedges and mature trees form the field boundaries.</p>		<p>The site abuts the settlement development limit.</p> <p>If the site were included it would lead to urban sprawl in an undesirable location.</p>	<p>The settlement development limit follows a lane to a dwelling.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		Roads Service suggest it is not possible to access Old Kilmore Road with proper visibility.			3.91ha	98	D1
BMAP/207/1	-1		-1	-1	0						3.91ha	98	D1

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/143/2	<p>The site can be split into two distinct parts.</p> <p>The western part of the site consists of a car park and grassed area adjacent to St. John's Church.</p> <p>The site is then divided by a road leading to Henry Court.</p> <p>The two fields, to the east of the road to Henry Court, consist of arable fields.</p> <p>The western field of the two gently falls to the east, with the south eastern portion falling to the south.</p> <p>The eastern field falls very gently towards the south.</p>	LLPA	<p>The site forms a small wedge into the development limit. With the car park being distinctive from the two agricultural fields.</p> <p>However if the total site were developed it would lead to urban sprawl.</p>	<p>The development limit presently follows property boundaries.</p> <p>If the site were included the development limit would follow field boundaries.</p>	-	No Objection		No Objection		Same site as BMAP/261/1	2.88ha	72	X
BMAP/143/2	-1	X	-1	0	0					Same site as BMAP/261/1	-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/261/1	<p>The site can be split into two distinct parts.</p> <p>The western part of the site consists of a car park and grassed area adjacent to St. John's Church.</p> <p>The site is then divided by a road leading to Henry Court.</p> <p>The two fields, to the east of the road to Henry Court, consist of arable fields.</p> <p>The western field of the two gently falls to the east, with the south eastern portion falling to the south.</p> <p>The eastern field falls very gently towards the south.</p>	LLPA	<p>The site forms a small wedge into the development limit. With the car park being distinctive from the two agricultural fields.</p> <p>The site may provide an opportunity for infilling.</p>	<p>The development limit presently follows property boundaries.</p> <p>If the site were included the development limit would follow field boundaries.</p>	-	No Objection		No Objection		Same site as BMAP/143/2	2.88ha	72	X
BMAP/261/1	-1	X	0	0	0					(Same site as BMAP/143/3)	-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/472/1	<p>The site consists of two fields used for both pasture and arable agriculture.</p> <p>The southern field is relatively flat with some slight undulations before falling towards the northern boundary.</p> <p>The northern field falls from a crest in the centre of the field to the north and south field boundaries.</p> <p>The site is visible form a large area.</p>	LLPA	<p>The site abuts the settlement development limit and is rural in nature.</p> <p>Development of the site would lead to urban sprawl.</p>	<p>The development limit follows a lane along the east of the field.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			6.58ha	165	X
BMAP/472/1	-1	X	-1	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/804/2	<p>The site consists of a number of fields stretching from the Old Kilmore Road to the Lurgan Road.</p> <p>The site is generally undulating and is used for both arable and pasture.</p> <p>The fields to the west of Fortwilliam House all fall gently towards the Old Kilmore Road.</p> <p>Those fields to the south of Fairymount House generally fall to the south, towards the Lurgan Road.</p> <p>The two central western sites both fall towards the west.</p> <p>The southern section of the site is visible form a large area.</p> <p>The south western field is situated within Craigavon Borough.</p>		<p>The site abuts the settlement development limit and is largely rural in nature.</p> <p>The extent of the site determines that it would lead to unacceptable urban sprawl.</p>	<p>The settlement development limit presently follows property and field boundaries.</p> <p>If the site were included the development limit would follow field boundaries.</p>	-	No Objection		No Objection			32.66ha	817	X
BMAP/804/2	-1		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2958/1	<p>The site consists of as grass field lying adjacent to a number of housing zonings.</p> <p>To the south of the site is an industrial area.</p> <p>The site itself falls very gently to the south.</p> <p>Bushes, trees and fences form the boundaries.</p>	LLPA	<p>The site abuts the settlement development limit on two sides.</p> <p>The site may represent an opportunity to round-off the settlement development limit.</p>	<p>The settlement development limit currently follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			3.20ha	80	X
BMAP/2958/1	0	X	1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3218/1	<p>The site consists of as grass field lying adjacent to a number of housing zonings.</p> <p>To the south of the site is an industrial area.</p> <p>The site itself falls very gently to the south.</p> <p>Bushes, trees and fences form the boundaries.</p>	LLPA	<p>The site abuts the settlement development limit on two sides.</p> <p>The site may represent an opportunity to round-off the settlement development limit.</p>	<p>The settlement development limit currently follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection		Part of larger site: BMAP/2958/1	2.32ha	58	X
BMAP/3218/1	0	X	1	0	0					Part of larger site: BMAP/2958/1	-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3316/1	<p>The site consists of three large fields lying to the north of Moira.</p> <p>The western field consists of grassland with some large mature trees. The field falls gradually from the south to the north towards the Drumbane Road and west towards the M1 Motorway. There is a bank down from the Drumbane Road to the field.</p> <p>The middle field consists of grassland with a pond located within it. The field falls gradually to the north towards the Drumbane Road.</p> <p>The eastern field is undulating grassland, with some mature trees, which falls to the north east, towards the Drumbane Road; and to the east, towards Station Road and Main Street.</p> <p>Mature trees and hedges form the boundaries.</p>	<p>LLPA (all)</p> <p>SLNCI (majority)</p>	<p>The site abuts the development limit. The site can be seen from the M1 motorway.</p> <p>The site would lead to unacceptable urban sprawl in an undesirable location.</p>	<p>The development limit is formed by field boundaries along the Moira Demesne Caravan Park.</p> <p>If the site were included the settlement development limit would mainly follow Roads, with the western limit being formed by a field boundary.</p>	-	No Objection		No Objection			27.70ha	693	X
BMAP/3316/1	-1	X	X	1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

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BMAP/3330/1	<p>The site consists of a number of fields lying to the east of Moira.</p> <p>The western field is quite steep and falls to the east. The site consists of grass.</p> <p>The largest field also falls to the east before levelling off towards the eastern boundary of the field. The site is used for arable agriculture.</p> <p>The northern field again falls to the east and consists of agricultural grassland.</p> <p>The eastern field is relatively flat and is grassland.</p> <p>The site can be seen from a large area to the east.</p>	LLPA	<p>The site abuts the eastern arm of development.</p> <p>The inclusion of the site may provide an opportunity to round-off the settlement development limit.</p>	<p>The development limit follows the rear of properties and field boundaries.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			8.22ha	206	X
BMAP/3330/1	-1	X	0	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MOIRA

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3825/24	<p>The site consists of a slightly undulating field used for agricultural purposes.</p> <p>The site falls very gently in the south west corner from north to south.</p> <p>A stream runs along the southern boundary of the site.</p> <p>A new housing development is presently under construction to the west of the site.</p> <p>Mature trees, hedges, bushes and fencing form the boundaries.</p> <p>An NIE line runs across the south eastern corner of the site.</p>	LLPA	<p>The site abuts the settlement development.</p> <p>Inclusion of the site would lead to further urban sprawl along Clarehill Road.</p>	<p>The settlement development limit is formed along property boundaries.</p> <p>If the site were included the development limit would follow field boundaries.</p>	-			No Objection			3.80ha	95	X
BMAP/3825/24	-1	X	-1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - AGHALEE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/207/2	<p>The site consists of two fields of grassland, a wooden post and wire fence runs through the northern field.</p> <p>The southern section of the site has a stream running through it and along its western boundary, mature trees and bushes surround the stream. The southern part of this site is relatively flat with a gentle slope down to the stream. There is a patch of rushes in this field.</p> <p>The northern section of the site is very gently undulating with a slight slope from the east to north.</p>		The objection site abuts the settlement development limit and development of the site would lead to unacceptable urban sprawl.	<p>The development limit follows the rear of properties and field boundaries.</p> <p>If included the site would leave a development limit following a field boundary consisting of mature trees.</p>	-	No Objection		Roads Service suggest it is not possible to provide access off Brankinstown Road with proper visibility.			8.26ha	207	X
BMAP/207/2	0		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Annahilt

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/726/1(b)	<ul style="list-style-type: none"> • Undulating grassland • Land falls to stream in south easterly direction • No field boundary to south • Other boundaries comprise a lane, hedging and stream • Prominent from Ballynahinch Road 		<p>Abuts limit to south and west of site.</p> <p>Inclusion of this site would not result in rounding off of the development limit.</p>	<p>Current limit is defined by a lane, hedging and fencing, no physical boundary to south of site.</p> <p>Proposed limit would be defined by a lane, hedging and a stream.</p>	-	No response		No response	NO	<p>Detached houses and gardens to west.</p> <p>Original objection site larger as included land already within limits.</p>	0.93Ha	23	B1
BMAP/726/1(B)	-1		0	+1	0						0.93Ha	23	B1

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Annahilt

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/726/1(a)	<ul style="list-style-type: none"> Agricultural grassland Land rising to north No field boundary to north Other boundaries comprise hedging, fencing, stone wall Prominent from Ballynahinch Road 		<p>Abuts limit to south and west of site.</p> <p>Inclusion of this site would not result in rounding off of the development limit.</p>	<p>Current limit is defined by hedging, fencing and a stone wall around the properties fronting onto Ballynahinch Road.</p> <p>Proposed limit would have no physical boundary to the north.</p>	-	No response		No response	NO	Shop and hairdressers to south of site; housing to west.	0.9Ha	23	C2
BMAP/726/1(A)	-1		0	-1	0						0.9Ha	23	C2

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Annahilt

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/726/1(c)	<ul style="list-style-type: none"> Agricultural grassland Land falls quite steeply to south west No field boundary to north Other boundaries comprise hedging, trees and fencing Prominent from Ballynahinch Road 		<p>Abuts limit to south of site.</p> <p>Inclusion of this site would not result in rounding off of the development limit.</p>	<p>Current limit is defined by fencing and walls around the properties fronting onto Ballynahinch Road.</p> <p>Proposed limit would have no physical boundary to the north, defined elsewhere by hedging, trees and a stream.</p>	-	No response		No response	NO	New detached dwelling to south of site.	0.3Ha	8	C2
BMAP/726/1(C)	-1		0	-1	0						0.3Ha	8	C2

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Annahilt

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/604/1	<ul style="list-style-type: none"> • Agricultural grassland • Also used for dumping • Land initially falls from road to west before rising again to western boundary • Land is also rising to SW boundary • Site prominent from Glebe Road 		<p>Abuts limit to north of Annahilt.</p> <p>Inclusion of this site would further extend the village to the north along the Glebe Road and would not result in a compact urban form.</p>	<p>Current limit is defined by Glebe Road and by hedging, fencing and some trees.</p> <p>Proposed limit would be defined by the road, a lane, and a combination of fencing, hedging and trees to the west.</p>	-	No objections			NO	Houses with gardens adjacent to site along Glebe Road.	1.91Ha	48	C2
BMAP/604/1	-1		-1	+1	0						1.91Ha	48	C2

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Annahilt

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/137/2	<ul style="list-style-type: none"> Agricultural grassland – some trees and rushes Rural setting Undulating land to west of site Drumlin landscape to south of Woodvale Manor Land rises again to south of Riverdale Site is open with weak boundaries Prominent from Magheraconluce Road 		<p>Abuts limit at whole of southern edge of Annahilt.</p> <p>Inclusion of this site would not consolidate the settlement; it would significantly increase the size of Annahilt to the south and potentially damage rural character.</p>	<p>Current limit is defined by Ballynahinch River, garden fences and hedging.</p> <p>Proposed limit would be defined by Magheraconluce Road, a lane, hedging and trees.</p>	-	No objections		Not objections		Housing developments adjacent to site along the whole of the northern boundary.	12.21Ha	305	X
BMAP/137/2	-1		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Annahilt

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3323/1	<ul style="list-style-type: none"> • Undulating grassland • Rural setting • Dwelling and outbuildings on site • Land initially falls from road to SW, rises to localised height and falls again • To south, site is hummocky with a number of small hills • Pond to SW surrounded by flat land • Boundaries comprise trees, hedging, fencing and watercourse to south. • Prominent from Ballynahinch Road 	SLNCI LN 01/05	<p>Abuts limit to north west of Annahilt.</p> <p>Inclusion of this site would not result in compact urban form.</p>	<p>Current limit is defined by Ballynahinch Road and by hedging, fencing and trees.</p> <p>Proposed limit would be defined by watercourse to south, tree line to NW and hedging and some trees to SE.</p>	-	No objections			NO	<p>Orange hall, factory and NIE substation adjacent to site.</p> <p>SLNCI on approx 1/6 of site.</p>	7.62Ha	191	X
BMAP/3323/1	-1	X	X	+1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Dromara

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3429/1	<ul style="list-style-type: none"> • Agricultural grassland • Rural setting • Land falls steeply from east to west • Land also rises gently from road to south before falling away again • Prominent from Begny Hill Road 		<p>Abuts limit to west of site.</p> <p>Inclusion of this site would not consolidate the settlement.</p>	<p>Current limit is defined by fencing and trees around no. 9 Begny Hill Road.</p> <p>Proposed limit would be defined by road, hedging and trees.</p>	-	No objections		No response		Detached house and gardens to west of site	0.92Ha	23	B1
BMAP/3429/1	-1		0	0	0						0.92Ha	23	B1

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Dromara

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/697/1	<ul style="list-style-type: none"> Agricultural grassland Undulating land Large mound of cleared earth, dumping and vehicles to east of Moybrick Road River Lagan binds site on three sides Site prominent from Moybrick Road 	LLPA	<p>Abuts limit to south west of Dromara.</p> <p>Inclusion of this site would not consolidate the village; rather it would lead to excessive growth to the SW along Moybrick Road.</p>	<p>Current limit is defined by a lane, trees and hedging</p> <p>Proposed limit would be defined by River Lagan.</p>	-	No objections		No response		Housing adjacent to site at Moybrick Road and Woodvale housing development to east.	4.53Ha	113	X
BMAP/697/1	-1	X	-1	+1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Dromara

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2797/1	<ul style="list-style-type: none"> • Agricultural grassland • Rural setting • Undulating land – falls from east to west/south west • Land also falling from north to south. • Elevated site prominent from Dundrum Road • Field boundaries comprise hedgerow and trees 		<p>Abuts limit to west and south of site.</p> <p>Inclusion of this site would not consolidate the settlement. It would lead to excessive growth of Dromara to the east.</p>	<p>Current limit is defined by hedging, fencing and trees around housing development.</p> <p>Proposed limit would be defined by road, hedging and trees.</p>	-	No objections		No response		Detached house and gardens to west of site	6.71Ha	168	X
BMAP/2797/1	-1		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Drumbeg

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/242/2	<p>The site abuts the settlement development limit on its north, south and west sides. The site consists of a grassland agricultural field used for grazing purposes.</p> <p>The western boundary of the site is formed by the Drumbeg Road. The site falls very gently in an easterly direction towards a hollow which contains a number of mature trees. The western section of the site also contains a number of rushes. East of the hollow the site levels off. The northern boundary of the site is a post and wire fence around the cemetery and a stone wall to the rear of the church. From the stone wall the site falls steeply for a short distance in a southerly direction before levelling off and falling very gently to a stream which forms the southern boundary. The stream has a number of mature trees and shrubs running alongside it. The eastern boundary follows a path and bridge across the stream with trees and shrubs running alongside it.</p>	LVRP; LLPA DG05	The site abuts the settlement development limit on three different sides and may provide an opportunity to round-off the settlement development limit.	<p>The settlement development limit follows the rear of St. Patrick's Church, Drumbeg Road and a stream.</p> <p>If the site were to be included the development limit would follow the path of the stream and on the eastern side would be formed by a path and bridge across the stream which is higher than the level of the site.</p>	-	No objection		No objection	No	Housing opposite site; St. Patrick's Church to north of site. Same site as BMAP/1594/1	1.13ha	28	X
BMAP/242/2	-1	X	+1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA -

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/817/2a	<ul style="list-style-type: none"> Agricultural field. Site is demarcated by hedgerow and fencing abutting housing to the north, hedgerow to the east, remains of hedgerow to south and fencing abutting laneway to the west which abuts M1 Motorway. Undulating site which slopes down from rear of dwellings before rising to the south of the site. Prominent views. Abuts M1 Motorway. 	LVRP	<p>Site abuts limit to the south of the western nuclei of Drumbeg.</p> <p>Inclusion of this site would lead to excessive growth of the settlement to the south adjacent to the M1 motorway.</p>	<p>Current limit is defined by M1 motorway to the west and by hedging and fencing around the existing housing development.</p> <p>Proposed limit would be defined by M1 motorway to the west and by hedgerow abutting rear of housing to east and rear of housing to south.</p>		No objections	No objections	No objections	No	Derelict brick building. Adjacent land use: housing development to immediate north of the site.	5.74 Ha	144	X
817/2a	-1	X	-1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - DRUMBEG

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/817/2b	<ul style="list-style-type: none"> Agricultural field. Demarcated by wooden fence and security fencing panels to the north, hedgerow abutting M1 to east, hedgerow to west and row off trees to south. Flat site. 	LVRP	Site does not abut the settlement development limit for Drumbeg.	<p>Current limit is defined by the M1 motorway to the west and hedging and fencing around the existing housing development to the south.</p> <p>Proposed limit cannot be assessed as it does not abut the development limit.</p>		No objections	No objections	No objections	No	Adjacent land use: detached dwellings to north of site.	0.68 Ha	17	X
817/2b	0	X	X	-	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Drumbeg

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1594/1	<p>The site abuts the settlement development limit on its north, south and west sides. The site consists of a grassland agricultural field used for grazing purposes.</p> <p>The western boundary of the site is formed by the Drumbeg Road. The site falls very gently in an easterly direction towards a hollow which contains a number of mature trees. The western section of the site also contains a number of rushes. East of the hollow the site levels off. The northern boundary of the site is a post and wire fence around the cemetery and a stone wall to the rear of the church. From the stone wall the site falls steeply for a short distance in a southerly direction before levelling off and falling very gently to a stream which forms the southern boundary. The stream has a number of mature trees and shrubs running alongside it. The eastern boundary follows a path and bridge across the stream with trees and shrubs running alongside it.</p>	LVRP; LLPA DG05	The site abuts the settlement development limit on three different sides and may provide an opportunity to round-off the settlement development limit.	<p>The settlement development limit follows the rear of St. Patrick's Church, Drumbeg Road and a stream.</p> <p>If the site were to be included the development limit would follow the path of the stream and on the eastern side would be formed by a path and bridge across the stream which is higher than the level of the site.</p>	-	No objection		No objection	No	Housing opposite site; St. Patrick's Church to north of site. Same site as BMAP/242/2.	1.13ha	28	X
BMAP/1594/1	-1	X	+1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Drumbeg

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2774/1	<p>The site lies between the two different nuclei which make up the settlement of Drumbeg. The Ballyskeagh Road forms the northern boundary of the site with the field below being slightly below the level of the road.</p> <p>The site is made up of fields which are used mainly for agricultural purposes. The eastern and western boundaries follow the rear of the properties on either side and the path of a stream on the south eastern boundary. The Southern boundary follows the boundary of a farm and then a road.</p> <p>The largest field within the site is relatively flat and slopes very gently towards the south. The remaining fields within the site all have very gentle undulations within them and fall gently away to the south.</p> <p>Hedges, shrubs and mature trees form the field boundaries with some fencing around the adjacent properties. A Number of NIE Lines cross the site and a NIE pylon is situated in the north west field.</p> <p>Site is prominent from Ballyskeagh Road.</p>	LVRP	The site acts as a buffer between the two nuclei of the settlement. The site has an open nature and any development would result in urban sprawl and result in the mergence of the two nuclei of development.	<p>The development limit follows the rear of properties on the east and west sides of the site and the path of a stream on the south east side of the site.</p> <p>The proposed site would have a development limit along the Ballyskeagh Road and a lane leading to a farm yard.</p>	-	No objection		No objection		<p>Housing to the east and west.</p> <p>Site mostly encompassed by BMAP/2956/1.</p> <p>Additional field of 0.64Ha and provisional yield of 16.</p>	11.10 ha	278	X
BMAP/2774/1	-1	X	X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Drumbeg

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2956/1	<p>The site lies between the two different nuclei which make up the settlement of Drumbeg. The Ballyskeagh Road forms the northern boundary of the site with the field below being slightly below the level of the road. The site is made up of thirteen fields which are used mainly for agricultural purposes. The eastern and western boundaries follow the rear of the properties on either side and the path of a stream on the south eastern boundary. The Southern boundary follows the path of a stream and then the Quarterlands Road. The largest field within the site is relatively flat and slopes very gently towards the south. The remaining fields, north of the lane to the farm buildings, all have very gentle undulations falling to the south. The rest of the site to the south contains seven fields with the land severely falling and then gently rising, before falling again towards the stream.</p> <p>Hedges, shrubs, mature trees and wire and post fences form the field boundaries with some fencing around the adjacent properties. Site is prominent from Ballyskeagh Road and Quarterlands Road.</p>	LVRP; LLPA	The site is a large site which acts as a buffer between the two nuclei of the settlement. The site has an open nature and any development would result in urban sprawl and result in the mergence of the two nuclei of development.	<p>The development limit follows the rear of properties on the east and west sides of the site and the path of a stream on the south east side of the site.</p> <p>The proposed site would have a development limit along the Ballyskeagh Road and follow the path of the stream to the south of the site.</p>	-	No objection		No objection		LLPA covers very small part of site.	16.61ha	415	X
BMAP/2956/1	-1	X	X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Drumbeg

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3171/1	<p>The site is located to the south west of the eastern nuclei of Drumbeg and abuts the development limit to the east and north west. The site is immediately adjacent to a housing development (zoning DG 02/02) some houses are inhabited and construction continues.</p> <p>The objection site is mostly flat and has been cleared to prepare for development. Therefore it mainly consists of soil and rubble. There is no field boundary to the south and the site is bound to the north by a post and wire fence. Soil is currently being removed from the west of the site and dumped in the main field. The small fields to the west consist of grassland and some gorse and falls away steeply to meet the stream which forms the western boundary. There are trees and shrubs along the banks of the stream.</p>	LVRP	<p>Site abuts limit to the south west of the eastern nuclei of Drumbeg.</p> <p>Inclusion of this site would round off the development limit.</p>	<p>Current limit is defined by fencing to the north of the site and there is no physical definition of the boundary to the east of the site.</p> <p>Proposed development limit would be defined by a stream to the west and there would be no physical boundary to the south.</p>	-	No objections		Roads Service finds the site unacceptable as access cannot be provided to serve the site as it does not have a frontage onto the adopted road network.	No		3.13Ha	78	X
BMAP/3171/1	0	X	+1	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Drumbeg

Site Ref	Site description (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3465/1	<p>The site abuts the settlement development limit of Drumbeg. The site lies to the north west of the eastern nuclei of the village.</p> <p>The site fronts onto the Ballyskeagh Road. The portion of the site closest to the Ballyskeagh Road consists of overgrown grass, shrubs, bushes and trees. An old detached dwelling, with existing outline permission for a replacement dwelling lies within this part of the site.</p> <p>To the north of this the remainder of the site is agricultural land planted with crops, which is part of a larger agricultural field. There is no distinguishable northern site boundary.</p> <p>The site is relatively flat and slopes very gently towards the north. The western boundary is formed by mature trees and hedges; the eastern boundary is formed by a wooden fence and mature trees.</p>	LVRP	The site abuts the settlement development limit and any development would lead to urban sprawl and ribbon development along the Ballyskeagh Road.	<p>The site abuts the development limit which is formed by the properties of a number of dwellings and the Charley Memorial Primary School.</p> <p>The new settlement development limit if the site was to be included, would follow property boundaries and there is no visual site boundary along the north of the site.</p>	-	No objection		No objections	No	Outline permission for replacement dwelling: S/2003/0152/O	0.76Ha	19	X
BMAP/3465/1	0	X	X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - DRUMBO

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/178/1	<p>The site lies to the immediate south west of Drumbo village and abuts the development limit. The objection site is adjacent to Drumbo Primary School and there is housing opposite the site to the east along Back Road. The site is predominantly rural in character with open countryside to the west, south and south east.</p> <p>The site consists of a large field of agricultural grassland. The land gently slopes down from the south east to the west and also slopes down to the northern boundary along the Drumbo Road. The boundaries largely comprise a combination of hedging and mature trees with some shrubs and gorse. The boundary with the school is a wire fence and the southern boundary of the site is characterised by a wooden post and wire fence.</p>	LLPA	<p>Site abuts Drumbo development limit to the immediate south west of the settlement.</p> <p>If developed, this large site would lead to unacceptable urban sprawl.</p>	<p>The development limit follows the rear of the Drumbo Primary School and the Back Road.</p> <p>Development of the site would lead to a development limit following field boundaries made up of mature trees, hedges and a wooden post and wire fence.</p>	-	No Objection		No Objection			4.14ha	104	X
BMAP/178/1	-1	X	X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/45/2	<ul style="list-style-type: none"> Agricultural grassland Land rises gently from SW to NE before falling again to NE boundary Some integration afforded by housing along Crumlin Road No field boundary to SW Other boundaries comprise mature trees, hedging 		<p>Site abuts limit to SE of site.</p> <p>Inclusion of site would not "round off" limit – not logical extension.</p> <p>Open countryside to north and west.</p>	<p>Current limit defined by Crumlin Road and by mature trees and hedging to SE of the site.</p> <p>Proposed limit has no boundary definition to SW (rear of nos 21-23 Crumlin Road).</p>	-	No objections		No objections	NO	<p>Housing development to south of site.</p> <p>SE of site zoned for industry - GY 05 (subject to objection)</p> <p>Same site as BMAP/46/1.</p>	2.55Ha	64	C1
BMAP/45/2	0		-1	-1	0					(Same site as BMAP/46/1)	(2.55Ha)	(64)	C1

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/46/1	<ul style="list-style-type: none"> Agricultural grassland Land rises gently from SW to NE before falling again to NE boundary Some integration afforded by housing along Crumlin Road No field boundary to SW Other boundaries comprise mature trees, hedging 		<p>Site abuts limit to SE of site.</p> <p>Inclusion of site would not "round off" limit – not logical extension.</p> <p>Open countryside to north and west.</p>	<p>Current limit defined by Crumlin Road and by mature trees and hedging to SE of the site.</p> <p>Proposed limit has no boundary definition to SW (rear of nos 21-23 Crumlin Road).</p>	-	No objections		No objections	NO	<p>Housing development to south of site.</p> <p>SE of site zoned for industry - GY 05 (subject to objection).</p> <p>Same site as BMAP/45/2</p>	2.55Ha	64	C1
BMAP/46/1	0		-1	-1	0					(Same site as BMAP/45/2)	2.55Ha	64	C1

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/T2/1	<ul style="list-style-type: none"> Agricultural grassland Open site Northern field: Land rises steeply to NE Remainder of site: Land rises to south, levels off and generally falls again in southerly direction. Two detached dwellings on site. Site prominent from Belfast Road and Moira Road 		<p>Abuts development limit to west of site.</p> <p>Inclusion of this site would lead to excessive growth of Glenavy to east along Belfast Road.</p>	<p>Current limit is strong boundary defined by Moira Road.</p> <p>Proposed limit to east and south would be weaker – consisting of hedging and trees.</p> <p>Boundary to north would be Belfast Road.</p>	-	No objections		No objections		<p>Two detached dwellings on site and concreted area fronting onto Belfast Road – former forecourt/garage</p> <p>Occasional dispersed detached dwellings on Belfast Road – predominantly rural setting.</p>	18.24Ha	456	X
BMAP/T2/1	-1		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/250/1	<ul style="list-style-type: none"> • Undulating grassland • Open site • Land rises gently to south, levels off and then drops off to Crewe Burn (stream) • Eastern field – land also rises gently in northerly direction • Lane bisects site • Stone bridge to south of site spans Crewe Burn • Site prominent from Glen Road 		<p>Abuts development limit to north of site.</p> <p>Does not constitute rounding off.</p> <p>May lead to excessive growth of settlement along Glen Road.</p>	<p>Current limit defined by stream and hedgerows.</p> <p>New limit would be well defined by stream to south and railway line to east.</p>	-	No objections		No objections	No	Housing development to north.	8.09Ha	202	X
BMAP/250/1	0		X	+1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/251/1	<ul style="list-style-type: none"> Agricultural grassland Land rises from south to north – steeply at east of site. Then levels off before falling to north. Site prominent from Pigeontown Road Existing housing helps to screen site from Crumlin Road. Bound to west by railway line – elsewhere by mature trees, hedging and fencing. 	LLPA (GY06)	<p>Abuts limit to NE, east and south.</p> <p>Could be perceived as rounding off development limit but site is somewhat large.</p>	<p>Current limit defined by Pigeontown Road to south and fencing around existing development at Crumlin Road and Dun-Eden Grove.</p> <p>Proposed limit would be railway line to west and trees to north.</p>	0	No objections		No objections	No	<p>Housing development to NE and SE.</p> <p>Most of site also covered by objection BMAP/777/2</p>	10.26Ha	257	X
BMAP/251/1	-1	X	X	+1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site description (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/318/2	<ul style="list-style-type: none"> Agricultural grassland Dwelling on site Flat land to NW, falls steeply along northern boundary with Tullynewbank Road and then levels off Land falls more gently along southern boundary –levels off. NW of site visually prominent - “Bonfire Hill”. 		<p>Abuts development limit to south of site along Lisburn Road.</p> <p>Inclusion of this site would lead to excessive growth of Glenavy to east of Moira Road.</p>	<p>Current limit is strong boundary defined by Lisburn Road.</p> <p>Proposed limit is strongly defined along Tullynewbank Road and Lisburn Road defined elsewhere by hedging and trees.</p>	-	No objections		No objections	No	<p>Existing built form: dwelling to north of site at Tullynewbank Road.</p> <p>Johnston Park housing development to south west of site.</p> <p>Objection site 319/2 to south of site.</p>	4.18Ha	105	X
BMAP/318/2	-1		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site description (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/319/2	<ul style="list-style-type: none"> Agricultural grassland Dwelling on site Large field: land rises to south, levels off then falls steeply to south Eastern field: land falls to east – more steeply at south of site. Boundaries comprise hedging, fencing, trees Site is prominent from Lisburn Road 		<p>Abuts development limit to west of site at Johnston Park housing development.</p> <p>Inclusion of this site would lead to excessive growth of Glenavy to east of Moira Road.</p>	<p>Current limit is drawn around Johnston Park and consists of hedgerow and fencing.</p> <p>Proposed limit is consists of hedgerow and trees.</p>	-	No objections		No objections		<p>Existing built form: large detached dwelling</p> <p>Johnston Park housing adjacent to site to west.</p> <p>Objection site BMAP/3437/1 located to west of site.</p>	2.84Ha	71	X
BMAP/319/2	-1		-1	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/777/2	<ul style="list-style-type: none"> Agricultural grassland Land rises from south to north – steeply at east of site. Then levels off before falling to north. Site prominent from Pigeontown Road Existing housing helps to screen site from Crumlin Road. 	LLPA (GY06)	<p>Abuts limit to north, east and south of site.</p> <p>Inclusion of this site would round off the development limit and help consolidate the settlement.</p>	<p>Current limit defined by Pigeontown Road to south and fencing around existing development at Crumlin Road and Dun-Eden Grove.</p> <p>Proposed limit would be defined by treeline to west.</p>	-	No objections		No objections		<p>Housing development to NE and SE.</p> <p>Site also covered by objection BMAP/251/1</p>	4.52Ha	113	X
BMAP/777/2	-1	X	+1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3437/1	<ul style="list-style-type: none"> Agricultural grassland Large dwelling and grounds Open site – prominent from Moira Road. Land rises from west and north before falling again Land falls gently to east and steeply to south Boundaries comprise hedging, fencing, trees 		<p>Abuts development limit to north of site at Johnston Park housing development, and to west at Moira Road.</p> <p>Inclusion of this site would lead to excessive growth of Glenavy to east of Moira Road.</p>	<p>Current limit is well defined by Moira Road to the west and Johnston Park to the north.</p> <p>Proposed limit is irregular and comprises hedgerow and trees.</p>	-	No objections		No objections	No	<p>Existing built form: large detached dwelling and grounds.</p> <p>Johnston Park housing adjacent to site to north.</p> <p>Objection site BMAP/319/2 to NE</p>	6.44Ha	161	X
BMAP/3437/1	-1		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Glenavy

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3842/1	<ul style="list-style-type: none"> • Agricultural grassland • Land generally rises from the south to the north • Land also falls to meet river to the south and east • Site is bound to south and east by Glenavy Road and to the west by Moira Road • Site boundaries comprise mature trees • Within the site fields are demarcated by post and wire fencing 		Site does not abut the settlement development limit for Glenavy.	<p>Current limit is defined by Moira Road.</p> <p>Proposed limit would be defined by Glenavy River and mature trees.</p>	-	No objections		Not acceptable		This site is outside the BMAP plan area and lies within Antrim Borough Council.	4.86 Ha	122	X
BMAP/3842/1	0		X	-	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1806/1(A)	<p>The field is used for livestock grazing. This field falls to the north and north east.</p> <p>Wooden fences and hedges form the boundaries.</p>		<p>The site is surrounded on three sides by housing and forms a green wedge into the village.</p> <p>This site would provide an opportunity to round-off the development limit.</p>	<p>The development limit consists of the Lower Ballinderry Road and the rear of properties.</p> <p>If included the development limit would follow field boundaries.</p>	-	No Objection					1.21ha	30	A1
BMAP/1806/1(A)	0		1	0	0						1.21ha	30	A1

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3523/1	<p>The site is currently used for growing agricultural crops.</p> <p>The site falls very gently from the north to the south, towards the houses on Ashcroft Way.</p> <p>The northern boundary consists of a dense belt of shrubs and bushes.</p> <p>A stream and wooden fence form the southern boundary, mature trees and bushes form the east and western boundaries.</p>	LLPA (southern boundary)	<p>The site abuts the settlement development limit.</p> <p>Development of the site would provide the opportunity for limit expansion.</p>	<p>The development limit follows the rear of properties and a stream.</p> <p>The new development limit would follow a field boundary of dense shrubs and bushes.</p>	-	No Objections		Roads Service suggest it is not possible to access Crumlin Road with proper visibility.			1.43ha	36	A2
BMAP/3523/1	0		0	0	0						1.43ha	36	A2

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1360/1	<p>The site consists of a large field of grassland used for agricultural purposes.</p> <p>The site is undulating in nature and generally falls from east to west, towards the Aghalee Road, there is a gully in the centre of the field.</p> <p>Mature trees, hedges and a wire fence form the boundaries. An N.I.E line crosses the field from the south east to the north.</p>		The site has housing zonings on two sides and rolling countryside on the other two. Development of the site would lead to encroachment into the open countryside and urban sprawl.	<p>The development limit is formed by the Aghalee Road and a field boundary.</p> <p>If included the site would present a development limit following the Aghalee Road and field boundaries marked by mature trees and hedges.</p>	-	No Objection					2.25ha	56	C2
BMAP/1360/1	-1		-1	0	0						2.25ha	56	C2

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/403/2	<p>The south western field consists of agricultural crops and gently falls towards the south and the houses at Ashcroft Way.</p> <p>The largest field of the two consists of grassland and drops gently from the east towards Crumlin Road on the west.</p> <p>Field boundaries are formed by a mixture of mature trees, bushes, shrubs, hedges and wooden fencing.</p>	LLPA (along southern boundary)	<p>The site abuts the settlement development limit.</p> <p>Development of the site would lead to urban sprawl in an unfavourable direction.</p>	<p>The settlement development limit follows the rear of properties, a stream and the Crumlin Road.</p> <p>If the site were included the development limit would follow a lane to the north and field boundaries.</p>	-	No Objection	No Objection	No Objection		The northern field is subject to an application for a school.	4.54ha (1.43ha)	114 (36)	X
BMAP/403/2	-1		X	0	0						- (1.43ha)	- (36)	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

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BMAP/404/2	<p>The site lies to the south of the Ballinderry River.</p> <p>The site is composed primarily of agricultural grassland, however a portion of the site adjacent to Housing Policy Area LB 04/01 is being used for storage of construction materials and tools.</p> <p>The southern field falls from the west to the east and also slightly to the north.</p> <p>The northern field also falls from the west and towards the river along the northern boundary. There is a steep bank in the north east corner of the site which falls down towards the stream.</p> <p>Mature trees, hedges, bushes and shrubs form the boundaries.</p>		<p>The site abuts the development limit.</p> <p>Inclusion of the site would lead to unacceptable growth of the village in one direction.</p>	<p>The development limit presently follows the rear of properties.</p> <p>If included the site would also follow the rear of properties and the Ballinderry River.</p>	-	No Objection		No Objection			4.04ha	101	X
BMAP/404/2	0		X	1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/406/2	<p>The site consists of gently undulating grassland which falls from a crest in the centre of the field down towards the east and western boundaries.</p> <p>To the north west of the site there is a slight trough before rising again to the boundary.</p> <p>To the north of the site there are steep banks which fall away to the Ballinderry River which forms the northern boundary. Here dense mature trees dominate.</p> <p>There is a driveway to a large detached house along the southern boundary and the dwelling sits in the south west corner of the site.</p> <p>A wood post and wire fence forms the eastern boundary, with mature trees forming the remaining boundaries.</p>		<p>The site abuts the settlement development limit.</p> <p>Despite the fact that a large detached dwelling sits on the site, further development of the site would lead to urban sprawl in an unattractive direction.</p>	<p>The development limit currently follows property boundaries and the Crumlin Road.</p> <p>If the site were included the development limit would follow the Ballinderry River to the north the Crumlin Road and mature trees to the west.</p>	-	No Objection		It is not possible to provide access to Crumlin Road with visibility in accordance with Roads Service Standards			2.76ha	69	X
BMAP/406/2	0		X	1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1806/1(B)	The site is accessed by a narrow lane. It consists of overgrown grass and plants and slopes gently towards the north west. This field is well screened by mature trees and hedges.		The site abuts the southern development limit, however inclusion of the site may lead to urban development in an unattractive direction.	The development limit follows the rear of properties. If included the development limit would follow field boundaries.	-	No Objection		An access to the required visibility standards and layout cannot be provided to serve the site.			0.5ha	13	X
BMAP/1806/1(B)	0		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

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BMAP/3029/2	<p>The site lies to the south of the Lower Ballinderry Road and consists of grassland.</p> <p>The site falls very gently in a northerly direction towards the Lower Ballinderry Road.</p> <p>There is a large detached dwelling in the north west corner of the site and agricultural storage sheds in the south west corner.</p> <p>Mature trees, hedges and a wooden post and wire fence form the boundaries.</p>		<p>The dwelling in the north west corner of the site is included with the settlement development limit. The rest of the site is adjacent to the limit.</p> <p>The dwelling within the site is subject to a planning application for 11 units.</p> <p>If the rest of the site were developed it would lead to unacceptable urban sprawl in one direction.</p>	<p>The development limit is formed by the rear of the dwelling and a lane.</p> <p>If included the development would be formed by the Lower Ballinderry Road and field boundaries.</p>	-	No Objection				<p>Dwelling on site is subject to planning application S/2007/0021/F for 11 units.</p> <p>This is within the settlement development limit.</p>	1.78ha	45	X
BMAP/3029/2	0		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

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BMAP/3443/1	<p>The site consists of three fields which vary in size.</p> <p>The south western field consists of agricultural crops and gently falls towards the south and the houses at Ashcroft Way.</p> <p>The south eastern field consists of grassland and falls towards the south west.</p> <p>The largest field of the three consists of grassland and drops gently from the east towards Crumlin Road on the west.</p> <p>Field boundaries are formed by a mixture of mature trees, bushes, shrubs, hedges and wooden fencing.</p>	LLPA (along southern boundary)	<p>The site abuts the settlement development limit.</p> <p>Development of the site would lead to unacceptable urban sprawl.</p>	<p>The settlement development limit follows the rear of properties, a stream and the Crumlin Road.</p> <p>If the site were included the development limit would follow a lane to the north and field boundaries.</p>	-	No Objection		No Objection		The northern field is subject to an application for a school.	5.47ha (1.43ha)	137 (36)	X
BMAP/3443/1	-1		X	0	0						- (1.43ha)	- (36)	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

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BMAP/3444/1	<p>The site lies to the south of the Ballinderry River.</p> <p>The site is composed primarily of agricultural grassland, however a portion of the site adjacent to Housing Policy Area LB 04/01 is being used for storage of construction materials and tools.</p> <p>The southern field falls from the west to the east and also slightly to the north.</p> <p>The northern field also falls from the west and towards the river along the northern boundary. There is a steep bank in the north east corner of the site which falls down towards the stream.</p> <p>Mature trees, hedges, bushes and shrubs form the boundaries.</p>		<p>The site abuts the development limit.</p> <p>Inclusion of the site would lead to unacceptable growth of the village in one direction.</p>	<p>The development limit presently follows the rear of properties.</p> <p>If included the site would also follow the rear of properties and the Ballinderry River.</p>	-	No Objection		No Objection			4.28ha	107	X
BMAP/3444/1	0		X	1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BALLINDERRY

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BMAP/3529/1	<p>The site consists of four fields to the south of the Lower Ballinderry stretching from the Aghalee Road to the rear of 23a Lower Ballinderry Road.</p> <p>The western and largest field is undulating in nature and falls very gently towards the Aghalee Road. N.I.E lines traverse the field.</p> <p>The next field lies to the south of dwellings on the Lower Ballinderry Road and consists of overgrown grass and plants, it slopes very gently to the west. There is a storage area to the east.</p> <p>The elongated field to the rear of Ballinderry House consists of grass for agricultural purposes and also slopes towards the west.</p> <p>The eastern most field consists of grassland and falls very gently towards the north.</p> <p>Mature trees, hedges, bushes and fencing form the boundaries.</p>		<p>The site abuts the development limit.</p> <p>If the site were included it would result in unacceptable urban sprawl.</p>	<p>The development limit follows the rear of properties and a road.</p> <p>If included the development limit would follow defined field boundaries.</p>	-	No Objection		No Objection			4.29ha (2.25ha)	107 (56)	X
BMAP/3529/1	-1		X	0	0						- (2.25ha)	- (56)	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3059/1	<p>The site consists of a single field of overgrown grassland.</p> <p>The site is slightly undulating and framed on two sides by housing.</p> <p>Hedges, mature trees and wooden fences form the site boundaries.</p>		<p>The site abuts the settlement development limit on two sides.</p> <p>The site may represent an ideal opportunity to round-off the settlement development limit without encouraging urban sprawl.</p>	<p>The settlement development limit currently follows the rear of properties fronting on to Spring Meadows and Willow Lodge.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			2.39ha	60	A1
BMAP/3059/1	0		1	0	0						2.39ha	60	A1

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/0020/1	<p>The site consists of two fields used for arable agricultural purposes.</p> <p>The northern field falls from a crest near the centre of the field to the north and southern boundaries.</p> <p>The southern field falls gently from the rear of the properties fronting onto Edenview Crescent to the west and south.</p> <p>Hedges, mature trees and wooden fences form the boundaries of the site.</p>	LLPA	<p>The site abuts the settlement development limit.</p> <p>Development of the site would lead to urban sprawl.</p>	<p>The settlement development limit follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			7.98ha	200	X
BMAP/0020/1	0	X	-1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/247/2	<p>The site consists of a number of fields used for agricultural purposes.</p> <p>The southern field lies to the south of the Glen Road and falls generally to the south.</p> <p>The remainder of the site runs between the Glen Road and the Maghaberry Road.</p> <p>The field to the north of the Glen Road falls gently to the north, towards the disused sewage works which is well screened by mature trees on all sides.</p> <p>The field to the north of the disused sewage works falls to the north west and a stream running along the boundary.</p> <p>The two northern fields are gently undulating.</p>	LLPA	<p>The site abuts the eastern edge of the settlement development limit.</p> <p>If the site were developed it would lead to unacceptable urban sprawl.</p>	<p>The settlement development limit currently follows the rear of properties and the boundary for Housing (Land Use) Policy Area MY 04/01.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			14.73ha	368	X
BMAP/247/2	-1	X	X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/1814/1	<p>The site consists of a relatively flat grassland field to the rear of Spring Meadows on Hammond's Road.</p> <p>The site is triangular in shape and hedges, mature trees and wooden fences form the boundaries.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>If the site were included it would lead to urban sprawl along Hammond's Road.</p>	<p>The settlement development limit currently follows the rear of properties fronting on to Spring Meadows.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			0.55ha	14	X
BMAP/1814/1	0		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/2955/1	<p>The site consists of two fields of overgrown grassland.</p> <p>The two fields slope very gently from the north to the south.</p> <p>Hedges and mature trees form the boundaries.</p>	LLPA	<p>The site abuts the settlement development limit on two sides.</p> <p>Taken as a whole the site would lead to urban sprawl, however the western field may represent an opportunity to round-off the settlement development limit.</p>	<p>The settlement development limit currently follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection	No Objection	No Objection		The western field may be more favourable in terms of rounding-off the settlement development limit.	1.8ha	45	X
BMAP/2955/1	0	X	-1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/3361/1	<p>The site consists of a grassland field containing some mature trees and gorse bushes.</p> <p>The site slopes gently from the north to south before levelling out.</p> <p>The site acts as a buffer between Maghaberry and the prison.</p> <p>There is a screen of mature trees to the south.</p>		<p>The site abuts the development limit and acts as a buffer between the prison and Housing (Land Use) Policy Area My 02/03.</p> <p>If the site were developed it may lead to urban sprawl.</p>	<p>The settlement development limit currently follows field boundaries demarcated by a mature tree line</p> <p>If the site were included the development limit would follow the perimeter of the prison.</p>	-	No Objection		No Objection			4.38ha	110	X
BMAP/3361/1	0		-1	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/3440/1	<p>The site consists of two fields lying on either side of the Trummery Lane.</p> <p>The field on the western side of the Trummery Lane is used for agricultural purposes. The field is relatively flat towards the Trummery Lane before reaching a hollow which runs in a south westerly direction. Either side of the hollow the land falls towards the hollow.</p> <p>The field on the eastern side of Trummery Lane consists of grassland. The field is flat towards the Trummery Lane before rising slightly to a hump on the eastern boundary.</p>	LLPA	<p>The site abuts the settlement development limit.</p> <p>If the site were included it would lead to urban sprawl in a southerly direction.</p>	<p>The settlement development follows property boundaries.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			2.78ha	70	X
BMAP/3440/1	-1	X	-1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/3513/1	<p>The site consists of mainly grassland with a number of shrubs and bushes.</p> <p>The site is accessed by a land from the Old Road.</p> <p>The site lies adjacent to Maghaberry prison and falls gently towards the south.</p>		<p>The site abuts the settlement development limit and forms a buffer between the Housing (Land Use) Policy Area and the prison.</p> <p>The site would lead to urban sprawl.</p>	<p>The settlement development limit presently follows a field boundary demarcated by a strong tree line.</p> <p>If the site were included the development limit would follow the perimeter of the prison.</p>	-	No Objection		No Objection			2.58ha	65	X
BMAP/3513/1	0		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3525/1	<p>The site consists of two fields used for arable agricultural purposes.</p> <p>The northern field falls from a crest near the centre of the field to the north and southern boundaries.</p> <p>The southern field falls gently from the rear of the properties fronting onto Edenview Crescent to the west and south.</p> <p>Hedges, mature trees and wooden fences form the boundaries of the site.</p>	LLPA	<p>The site abuts the settlement development limit.</p> <p>Development of the site would lead to urban sprawl.</p>	<p>The settlement development limit follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			7.98ha	200	X
BMAP/3525/1	0	X	-1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MAGHABERRY

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BMAP/3528/1	<p>The site consists of a number of fields used mainly for pasture.</p> <p>To the south of the site is a large Housing (Land Use) Policy Area. To the north of the site is Maghaberry Prison.</p> <p>The eastern section of the site, closest to the Old Road, generally falls gently to the south.</p> <p>The eastern section of the site, closest to the Maghaberry Road, falls in a south easterly direction, towards the Maghaberry Road.</p> <p>Large Mature trees and hedges form the east, south and west boundaries, while a large fence and wall form the boundary with the prison.</p>	LLPA (minor)	<p>The site abuts the settlement development limit and acts as a buffer between it and the prison.</p> <p>The site would lead to urban sprawl in an important buffer between housing and the prison.</p>	<p>The settlement development limit presently follows field boundaries demarcated by a line of mature trees.</p> <p>If the site were included the development limit would follow the perimeter of the prison.</p>	-	No Objection		No Objection			10.58ha	265	X
BMAP/3528/1	-1		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/258/1	<p>The site consists of a large arable field.</p> <p>The eastern section of the field falls to the east, towards the rear of the properties on Barnfield Grange. However the western part of the field is relatively flat.</p> <p>A pair of NIE lines traverse the site.</p> <p>Field boundaries are formed by mature trees and hedges.</p> <p>The site can be viewed from a large distance to the east.</p>	LLPA	<p>The site currently abuts the settlement development limit.</p> <p>If the site were included it would lead to unacceptable urban sprawl in an undesirable direction.</p>	<p>The development limit presently follows the rear of properties fronting onto the Barnfield Road and a field boundary.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-			Roads Service find the site unacceptable as access cannot be provided to serve the site, as it does not have a frontage onto the adopted road network.	Yes		4.46ha	112	X
BMAP/258/1	-1	X	X	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/704/1	<p>The site consists of a number of fields used for agricultural crops and a patch of overgrown grass, bushes and shrubs adjacent to the stream.</p> <p>The eastern fields fall in a northerly direction down towards the stream.</p> <p>The western field is used for agricultural purposes and falls from the east to the north west. There is a slight crest in the south west corner of the site which falls in a north easterly direction. A path runs along the northern boundary of the filed and mature trees grow to the north of the path.</p> <p>The patch of land adjacent to the stream in the north west corner of the site consists of overgrown grass, shrubs and bushes.</p> <p>An electricity pylon sits in the western section of the site.</p>	<p>LLPA (Majority)</p> <p>Rural Landscape Wedge (all)</p>	<p>The site is divorced from the settlement development limit by the glen which the stream runs through.</p> <p>Any development of the site would lead to unacceptable urban sprawl in an undesirable location.</p>	<p>The settlement development limit presently follows the path of the stream.</p> <p>If the site were included, the settlement development limit would follow field boundaries of mature trees and bushes to the south and no defined boundary to the east.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards	YES		3.0ha	75	X
BMAP/704/1	-1	X	X	-1	0				0		-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

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BMAP/901/1	<p>The site includes a small portion which is within the settlement development limit, this part of the site consists of the ruins of a dwelling.</p> <p>The remainder of the site, outside the development limit, consists of overgrown grass, trees, bushes and shrubs.</p> <p>The site falls from the north to the south, towards the stream. There are a couple of steep banks included within the site which also fall to the south.</p>	LLPA SLNCI	<p>The site abuts the settlement development limit.</p> <p>The site may represent an opportunity to round-off the development limit.</p>	<p>Presently the settlement limit follows the path of a lane and the rear of the demolished property to the east.</p> <p>If the site were included, the settlement limit would follow the path of the stream and the southern field boundary.</p>	-	No Objection		Not possible to provide access off Barnfield Road with acceptable visibility standards. Existing Laneway serving site is too narrow.			0.84ha	21	X
BMAP/901/1	-2	X	1	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1155/1	<p>The site consists of two fields of agricultural grassland.</p> <p>The eastern field is gently sloping and falls towards the dwelling to the south east and towards the western boundary.</p> <p>The western field generally falls very gently towards the south west.</p> <p>The boundary between the two fields is marked by a line of mature trees. Mature trees also form the north, south and west boundaries, with some bushes and shrubs also along the western boundary and a wooden fence along the eastern boundary.</p> <p>A pair of NIE lines traverse the western field.</p>	LLPA	<p>The site is separated from the settlement development limit by a dwelling and its grounds.</p> <p>If the site were included it would lead to unacceptable urban sprawl in an undesirable direction.</p>	<p>The development limit presently follows a field boundary.</p> <p>If the site were included the settlement development limit would also follow a field boundary.</p>	-	No Objection		Not possible to provide access off Barnfield Road with acceptable visibility standards. Existing Laneway serving site is too narrow.	Yes		3.5ha	88	X
BMAP/1155/1	-1	X	X	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2962/1	<p>The site is framed on three sides by the rear of properties fronting onto the Barnfield Road and Barnfield Grange, as well as Housing Land Use Policy Area MN 05/03.</p> <p>The site is presently used for agricultural purposes.</p> <p>The site falls to the west, towards the properties on Barnfield Grange.</p> <p>Mature trees form three boundaries, however there is no visual boundary to the west of the site.</p>	LLPA	<p>The site abuts the settlement development limit on three sides.</p> <p>The site may represent an opportunity for rounding-off the settlement development limit.</p>	<p>The development limit follows the rear of properties on two sides and a field boundary on the other.</p> <p>There is no visual site boundary to the west therefore the development limit would follow the rear of properties if included.</p>	-						0.70ha	18	X
BMAP/2962/1	0	X	1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2991/1	<p>The site consists of two fields of arable crops.</p> <p>The eastern section of the southern field falls to the east, towards the rear of the properties on Barnfield Grange. However the western part of the field is relatively flat.</p> <p>The northern field slopes in a south easterly direction towards the Barnfield Road.</p> <p>A pair of NIE lines traverse the site.</p> <p>Field boundaries are formed by mature trees and hedges.</p> <p>The site can be viewed from a large distance to the east.</p>	LLPA	<p>The site abuts the development limit to the east.</p> <p>If included the site would lead to unacceptable urban sprawl in an undesirable direction.</p>	<p>The development limit presently follows property boundaries and a field boundary for Housing Land Use Policy Area MN 05/03.</p> <p>If the site were included the development limit would field boundaries.</p>	-	No Objection		Roads Service find the site unacceptable as the laneway serving the site is of narrow width making it unsuitable for accommodating development.	Yes		7.49ha	187	X
BMAP/2991/1	-1	X	X	0	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3373/1	<p>The site consists of a number of agricultural grassland fields surrounding a farm dwelling, storage buildings and yard.</p> <p>The southern fields slope to the west, towards the Derriaghy Road.</p> <p>The northern field has a steeper gradient and again falls west towards the Derriaghy Road.</p> <p>A NIE Pylon lies on the northern boundary of the site. Site boundaries are formed by mature trees and hedges.</p>	Landscape Wedge	<p>The site is divorced from the settlement development limit.</p> <p>Inclusion of the site would lead to unacceptable urban sprawl in an undesirable location.</p>	<p>The site is divorced from the settlement limit which follows the path of the nearby stream.</p> <p>If the site were included the development limit would follow existing field boundaries</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards	Yes		2.51ha	63	X
BMAP/3373/1	-1	X	X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - MILLTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3531/1	<p>The site consists of a number of fields and dwellings situated to the west of Milltown.</p> <p>The site is generally undulating agricultural land of both pasture and arable nature.</p> <p>The fields south of the Derrriaghy Road generally fall towards the Derrriaghy Road.</p> <p>Those fields between the Oldpark and Derrriaghy Roads are elevated and generally fall towards the roads.</p> <p>Those fields to the north of the Oldpark Road generally fall to the field boundary separating the two.</p> <p>A number of electricity lines traverse the site.</p>	<p>Landscape Wedge (south of Derrriaghy Road)</p> <p>AHSV (small section)</p> <p>LLPA (partial)</p>	<p>The site abuts the settlement development limit.</p> <p>The nature and scale of the site determine that if it were included it would lead to unacceptable urban sprawl in an undesirable direction.</p>	<p>The development limit presently follows the rear of properties.</p> <p>If the site were included the new settlement development limit would follow field boundaries and Ivy Hill.</p>	-	No Objection		South of Derrriaghy Road unsuitable as would not be possible to provide access with suitable visibility.	Yes		13.80ha	345	X
BMAP/3531/1	-2	X (partial)	X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ravernet

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3048/3(b)	<ul style="list-style-type: none"> • Agricultural grassland • Field lies above road level • Undulating; falls from north to south and falls gently to road in easterly direction. • Prominent from Ravernet Road as lies above road level. 		<p>Abuts limit to north and west.</p> <p>Inclusion of site may be perceived as rounding off.</p>	<p>Current limit defined by Legacurry Road, Ravernet Road, and a combination of hedging, fencing and trees.</p> <p>Proposed limit would be defined by lanes, trees, hedging, and fencing.</p>	-	No objections		No objections		Housing development adjacent to sites at Highgrove, Lisnoe Park, and opposite at Glen Court and Glencairn.	3.33Ha	83	B1*
BMAP/3048/3(B)	-1		0	0	0						3.33Ha	83	B1*

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ravernet

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/402/2	<ul style="list-style-type: none"> • Arable agricultural land • Land rises gently from road to form a mound in centre of site and falls away more steeply to southern boundary • Feels rural in character • Site prominent on approach to Ravernet from Carnbane Road • Mound in centre of site would make development prominent 		<p>Abuts limit at Carnbane Road to north, NW and NE.</p> <p>Appears to round off development limit.</p>	<p>Current limit is defined by Carnbane Road and is drawn around housing to east – boundary is garden fences and hedging.</p> <p>Proposed limit would be defined by strong tree line and stream.</p>	-	No objections		No objections		<p>Housing development adjacent to site at Highgrove and opposite site at Carnbane Road.</p> <p>Same site as BMAP/3081/1</p>	2.34Ha	59	X
BMAP/402/2	X		+1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ravernet

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/996/1	<ul style="list-style-type: none"> Generally agricultural grassland Detached dwellings and gardens on site Southern portion: generally rising to SW – steeply in parts Southern portion: land rises and falls in drumlin feature Between Ravernet and Legacurry Road: land rising to south; also rising to NE and falls again to Legacurry Road. Northern portion: land falls steeply from Legacurry Road and flattens out to Ravernet River. Site prominent from Ravernet Road, Legacurry Road and Carnbane Road. 	LLPA RT04 and part SLNCI RT02	<p>Abuts/surrounds limit to north, east and south.</p> <p>If developed this site would increase the size of village by approx. 200% to the detriment of the character of Ravernet.</p> <p>Considered that size of site would have significant adverse impact on urban form.</p>	<p>Current limit is drawn around existing development clustered around Ravernet, Carnbane and Legacurry Roads.</p> <p>Proposed limit would be defined by Ravernet River to north and NE; Legacurry Road to east; Ravernet Road to south; and trees and hedging elsewhere.</p> <p>Considered that limit characteristics remain same.</p>	-					<p>Objection site BMAP/402/2 lies between this site and the development limit at Carnbane Road.</p> <p>Approval for replacement dwelling at 130 Ravernet Road. S/2004/0815/O</p> <p>Housing development adjacent to site.</p>	36.09Ha	902	X
BMAP/996/1	-2	X	X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ravernet

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3081/1	<ul style="list-style-type: none"> Arable agricultural land Land rises gently from road to form a mound in centre of site and falls away more steeply to southern boundary Feels rural in character Site prominent on approach to Ravernet from Carnbane Road Mound in centre of site would make development on site prominent 		<p>Abuts limit at Carnbane Road to north, NW and NE.</p> <p>Appears to round off development limit.</p>	<p>Current limit is defined by Carnbane Road and is drawn around housing to east – boundary is garden fences and hedging.</p> <p>Proposed limit would be defined by strong tree line and stream.</p>	-	No objections		No objections		<p>Housing development adjacent to site at Highgrove and opposite site at Carnbane Road.</p> <p>Same site as BMAP/402/2</p>	2.34Ha	59	X
BMAP/3081/1	X		+1	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ravernet

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3048/3(a)	<ul style="list-style-type: none"> Agricultural grassland Falls from road to north, rises slightly before falling again to north boundary Laneway leading to demolished dwelling on site 	LLPA RT04	<p>Abuts limit to south of site at Legacurry Road and SW at Lisnoe Park.</p> <p>Encroaches into open countryside.</p>	<p>Current limit defined by Ravernet Road, Legacurry Road, and a combination of hedging, fencing and trees.</p> <p>Proposed limit would be defined by lanes, trees, hedging, and fencing.</p>	-	No objections		No objections		Housing development adjacent to sites at Highgrove, Lisnoe Park, and opposite at Glen Court and Glencairn.	2.02Ha	50	X
BMAP/3048/3(a)	-1	X	0	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA- STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/256/1(a)	<p>The site consists of three fields extending from the Y Bridge Road to the Steedstown Road.</p> <p>The two eastern fields contain pastoral grassland which both fall gently to the west from the Steedstown Road. A stream separates the two fields and an agricultural barn sits in the northern field.</p> <p>The western field contains pastoral grassland and some rushes. The field falls very gently from the north towards the Y Bridge Road.</p> <p>Mature trees, hedges and barbed wire fences form field boundaries.</p>		The site abuts the settlement development limit which is formed by the Steedstown Road. The Steedstown Road represents a very strong limit to development and inclusion of the site would lead to unacceptable urban sprawl in an undesirable direction.	<p>The development limit currently follows the Steedstown Road which is a strong limit to development.</p> <p>Inclusion of the site would give a weaker development limit following field boundaries.</p>	-	No Objection		No Objection		If the site were included it may open up the possibility of development of other sites to the south.	2.53ha	63	X
BMAP/256/1(a)	0		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/256/1(b)	<p>The site lies at the junction of the Y Bridge Road and Ballypitmave Roads and is triangular in shape.</p> <p>The site contains pastoral grassland and is flat in nature.</p> <p>Mature trees and bushes form the field boundaries.</p>		<p>The site abuts the settlement development limit which is formed by the Steedstown Road. The Steedstown Road represents a very strong limit to development and inclusion of the site would lead to urban sprawl in an undesirable direction.</p>	<p>The development limit currently follows the Steedstown Road which is a strong limit to development.</p> <p>Inclusion of the site would give a weaker development limit following field boundaries.</p>	-	No Objection		Roads Service have concerns over access visibility			0.47ha	12	X
BMAP/256/1(b)	0		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/256/1(c)	<p>The site consists of two fields lying between the Y Bridge Road and the Ballypitmave Road.</p> <p>The eastern field is relatively flat pastoral grassland with a slight rise in the north west corner. The field lies below the level of the Ballypitmave Road.</p> <p>The western field also consists of pastoral grassland. There is a small crest in the north west section of the field and the field falls from this towards the Y Bridge Road in the north and in a south easterly direction towards the Ballypitmave Road.</p> <p>Mature trees and wood post and wire fences form the field boundaries.</p>		The site is divorced from the settlement development limit which is formed by the Steedstown Road. The Steedstown Road represents a very strong limit to development and inclusion of the site would lead to unacceptable urban sprawl in an unattractive direction.	<p>The development limit currently follows the Steedstown Road which is a very strong limit to development.</p> <p>Inclusion of the site would give a weaker development limit following field boundaries.</p>	-	No Objection		Roads Service suggest access with visibility in accordance with the required standards is not possible.			2.43ha	61	X
BMAP/256/1(c)	0		X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/256/1(d)	<p>The site lies at the junction of the Ballypitmave Road and Moss Road.</p> <p>The site consists of a field which is used as pastoral grassland.</p> <p>The site falls from a crest in the north west corner of the field. Dropping towards the Moss road in the West, and to the south towards the southern boundary.</p> <p>Mature trees, hedges and fences form the field boundaries.</p>	LLPA	The site abuts the settlement development limit which is formed by the Steedstown Road. The Steedstown Road represents a very strong limit to development and inclusion of the site would lead to unacceptable urban sprawl in an undesirable location.	<p>The development limit currently follows the Steedstown Road which is a very strong limit to development.</p> <p>Inclusion of the site would give a weaker development limit following field boundaries.</p>	-	No Objection		No Objection			3.61ha	90	X
BMAP/256/1(d)	-1	X	X	X	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/256/1(e)	<p>The site consists of a number of fields used for pastoral agriculture.</p> <p>The two northern fields fall gently to the south from the north.</p> <p>The two more central fields also fall from the north to the south but the slope is more gentle and they eventually level-off towards the south of the two fields.</p> <p>The southern fields have a lane between them and this leads up towards the more northern fields. These two southern fields are relatively flat with a bank in the south western corner which the houses fronting on to Stoneyford Road sit on.</p> <p>The south east of the site consists of a farm yard used for storage purposes.</p> <p>Mature trees and hedges form the majority of the field boundaries with a stream running along the eastern boundary.</p>	LLPA (along stream forming eastern boundary)	<p>The site abuts the settlement development limit.</p> <p>The extent of the site would determine that its development would lead to unacceptable urban sprawl extending into open countryside.</p>	<p>Presently the development limit follows the rear of properties fronting onto the Stoneyford Road and field boundaries.</p> <p>If the site were included it would see a development limit follow field boundaries.</p>	-	No objection		No objection			11.76ha	294	X
BMAP/256/1(e)	-1		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/263/1	<p>The site consists of a number of fields which are all relatively flat in nature.</p> <p>The three northern most fields are pasture grasslands with rushes throughout the fields. The north western field also has a line of mature trees extending into it, while the north eastern sits slightly higher.</p> <p>The larger, central field consists of grassland with a road track going around it. A sewage works sits in the south east corner of the site and is well screened by mature trees.</p> <p>The southern field is grassland in nature and lies below the level of the field.</p> <p>Field boundaries consist of mature trees, shrubs, bushes and barbed wire fences.</p>	LLPA (3 northern fields)	The site abuts the settlement development limit and any development of the site would lead to unacceptable urban sprawl in an undesirable location.	<p>The development limit is formed by the Moss Road, and the rear of properties.</p> <p>If included the settlement development limit would follow the Moss Road and Stoneyford River.</p>	-	No Objection		Roads Service find the site unacceptable due to the inadequate width of Moss Road			7.91ha	198	X
BMAP/263/1	-1	X (partial)	X	1	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/395/1	<p>The site has a lane running through it and this leads up towards fields to the north. The fields in question are relatively flat.</p> <p>The south of the site consists of a farm yard used for storage purposes.</p> <p>Mature trees and hedges form the majority of the field boundaries with a stream and river running along the eastern boundary.</p>	LLPA (along stream forming eastern boundary)	<p>The site abuts the settlement development limit.</p> <p>The extent of the site would determine that its development would lead to unacceptable urban sprawl extending into open countryside.</p>	<p>Presently the development limit follows the rear of properties fronting onto the Stoneyford Road and field boundaries.</p> <p>If the site were included it would see a development limit follow field boundaries.</p>	-	No Objection		No Objection			5.24ha	131	X
BMAP/395/1	0		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1383/1	<p>The site has a lane running through it and this leads up towards fields to the north. The fields in question are relatively flat.</p> <p>The south of the site consists of a farm yard used for storage purposes. There is a short bank up to the dwellings fronting onto to the Stoneyford Road in the south west corner of the site.</p> <p>Mature trees and hedges form the majority of the field boundaries with a stream and river running along the eastern boundary.</p>	LLPA (along stream forming eastern boundary)	<p>The site abuts the settlement development limit.</p> <p>The extent of the site would determine that its development would lead to unacceptable urban sprawl extending into open countryside.</p>	<p>Presently the development limit follows the rear of properties fronting onto the Stoneyford Road and field boundaries.</p> <p>If the site were included it would see a development limit follow field boundaries.</p>	-	No Objection		No Objection			5.48ha	137	X
BMAP/1383/1	0		X	0	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1482/1	<p>The site consists of a field of grassland.</p> <p>There is a path leading to the field to the north, and this forms the western boundary of the site.</p> <p>A mature tree belt forms the northern boundary, with mature trees also forming the eastern boundary.</p> <p>The Stoneyford River flows along the southern boundary and the access to the site is via a bridge over the river.</p>	LLPA (along western boundary)	<p>The site abuts the settlement development limit.</p> <p>If the site were included it would lead to unacceptable urban sprawl.</p>	<p>The settlement development limit is presently formed by the Stoneyford River.</p> <p>If the site were included the settlement development limit would follow a path and a mature tree belt to the north.</p>	-						2.40ha	60	X
BMAP/1482/1	0		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3393/1	<p>The site consists of two fields of relatively flat grassland and, a track running through the site and a slight bank to land lying between the path and the Stoneyford River.</p> <p>A line of mature trees separates the two fields.</p> <p>A river runs along the south and east boundaries, mature trees and bushes run along the Stoneyford River and along the north and eastern boundaries.</p>	LLPA (along western boundary)	<p>The site abuts the north eastern settlement development limit.</p> <p>Development of the site would lead to unacceptable urban sprawl.</p>	<p>The development limit is presently defined by the Stoneyford River.</p> <p>If included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			6.33ha	158	X
BMAP/3393/1	0		X	-1	0						-	-	X

SITE ANALYSIS – METROPOLITAN RURAL AREA - STONEYFORD

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3453/1	<p>The site consists of a number of fields which are all relatively flat in nature.</p> <p>The three northern most fields are pasture grasslands with rushes throughout the fields. The north western field also has a line of mature trees extending into it, while the north eastern sits slightly higher.</p> <p>The larger, central field consists of grassland with a road track going around it. A sewage works sits in the south east corner of the site and is well screened by mature trees.</p> <p>The southern field is grassland in nature and lies below the level of the field.</p> <p>Field boundaries consist of mature trees, shrubs, bushes and barbed wire fences.</p>	LLPA (3 northern fields)	The site abuts the settlement development limit and any development of the site would lead to unacceptable urban sprawl in an undesirable location.	<p>The development limit is formed by the Moss Road, and the rear of properties.</p> <p>If included the settlement development limit would follow the Moss Road and Stoneyford River.</p>	-	No Objection		Roads Service find the site unacceptable due to the inadequate width of Moss Road			7.91ha	198	X
BMAP/3453/1	-1	X (partial)	X	1	0			X			-	-	X

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballyaughlis

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3147/1	<ul style="list-style-type: none"> Arable agricultural land Site lies below level of road Relatively flat, v gentle undulation Land falls gently to western boundary 	LVRP	<p>Site abuts limit to the north west of Ballyaughlis.</p> <p>Inclusion of this site would not consolidate the settlement; rather it would extend it excessively along the Drumbeg Road.</p>	<p>Current limit is defined by a stone wall and Drumbeg Road.</p> <p>Proposed limit would be defined by Drumbeg Road, hedging and some trees.</p>	-	No objections.		No objections.	No	Adjacent land use = new housing development to immediate south of site (detached and semis).	1.33 Ha	-	
BMAP/3147/1	0	X	X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballylesson

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/ 243/2	<p>The site consists of 4 grassland fields of undulating land which lie to the north west of the settlement. The field boundaries consist of garden fencing and hedging behind the houses to the SE of the site and fencing with some barbed wire, shrubs and trees around the church land. A stream forms the boundary to the north/NNW and there is a combination of mature trees and hedging on the remainder of the site.</p> <p>The field behind the houses on Ballylesson Road is gently undulating. There is a sharp drop at the field boundary to the west of the church and the land rises again before sloping down markedly to the north west. A small valley is formed at the stream before the land rises sharply again beyond the NW boundary of the site.</p>	<p>LLPA BLN 02</p> <p>LVRP</p>	<p>Site abuts limit to north west of settlement.</p> <p>The site is large and visually intrusive; any development upon the site would lead to urban sprawl.</p>	<p>The development limit follows the rear of properties fronting on to the Ballylesson Road.</p> <p>The objection site slopes down to a stream, which forms the western boundary of the site. This may be a stronger development limit.</p>	-	No objections		No objections		Adjacent land use: Church and graveyard to east of site; Housing to south.	6.42 ha	-	
BMAP/243/2	-1	X	X	+1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballynadolly

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road s	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/260/1	<ul style="list-style-type: none"> Grassland, overgrown with trees and gorse to north of site Land rises gently from road in easterly / NE direction Boundaries comprise hedgerow, trees, fencing Site is very prominent from Glenavy Road. 	SLNCI BDY02	<p>Abuts development limit to north of site at Glenavy Road.</p> <p>Inclusion of this site would lead to excessive growth of Ballynadolly to south east along Glenavy Road.</p>	<p>Current limit is drawn around curtilage of 108 Glenavy Road and comprises hedging and tall trees.</p> <p>Proposed limit would be defined by tree line to NE of site and Glenavy Road to the south.</p>	-	No objections		No objections	NO	Detached dwellings and grounds to north and SE of site along Glenavy Road.	1.08Ha	-	
BMAP/260/1	-1	X	-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballynadolly

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/425/2	<ul style="list-style-type: none"> Agricultural grassland Rural setting Ballinderry River bisects site to NW Land rises from road SW to NE to form ridge and falls again to NE boundary and also falls to meet river to west. Field to NW of river: land falls gently to NE and also falls to meet river to east. Boundaries: hedging, fencing, mature trees Site prominent from Killultagh Road. 	LLPA BDY 03	<p>Abuts development limit to south and east of site.</p> <p>Inclusion of this site would lead to excessive growth of Ballynadolly to NW along Killultagh Road.</p>	<p>Current limit is at Killultagh Road and is also defined by hedging and mature trees demarcating existing development between the Glenavy and Killultagh Roads.</p> <p>Proposed limit would extend along Killultagh Road and is also defined by a stream to the north and wire fencing to the NW.</p>	-	No objections		No objections	NO	<p>Housing to east. WTW to north of site. Primary school to south.</p> <p>LLPA BDY03 on approx. 2% of site.</p>	3.03Ha	-	
BMAP/425/2	-1	X	X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballyskeagh

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/262/1	<ul style="list-style-type: none"> Agricultural grassland Rural setting – very open Land flat to west Gently undulating to east, falls sharply to meet eastern boundary Boundaries comprise road, trees, hedging, and fencing. 	LVRP SLNCI LN 01/39	Site does not abut the settlement development limit.	<p>Current limit is defined by garden hedges and fencing of existing development.</p> <p>Proposed limit would be defined by fencing, hedging and trees.</p>	-	No objections		No objections	No	SLNCI on v small portion of site (approx 5%).	9.07Ha	-	
BMAP/262/1	-1	X	X	-	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballyskeagh

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/292/1	<ul style="list-style-type: none"> • Large site • Agricultural grassland with trees • Derelict rural cottage • Rural setting • Very open – extensive views • Strong boundaries; lanes, road, canal. • Land relatively flat to SE and NE. • Land rises to form hills / ridges at centre of site and to SW boundary. 	LLPA BH02 SLNCI LN 01/39	Site does not abut settlement development limit for Ballyskeagh.	Current limit is defined by garden hedges and fencing of existing development. Proposed development limit would be defined by Sandy Lane to SE, disused canal to NW, track and trees.	-	No objections		No objections	No	LLPA and SLNCI on approx. 10% of site	4.56Ha	-	
BMAP/292/1	-1	X	X	-	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Ballyskeagh

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/426/2	<ul style="list-style-type: none"> Agricultural grassland Land gently sloping, rises up to meet Nevins Row. Dwelling, agricultural buildings and yard. Rural setting – very open Strong boundaries – roads, canal, pipeline. 	LVRP	<p>Site abuts limits of both nuclei of Ballyskeagh.</p> <p>However inclusion of this site would excessively increase the size of the settlement.</p>	<p>Current limit is defined by Ballyskeagh Road, Nevins Row, and fencing and hedging.</p> <p>Proposed limit would be defined by Ballyskeagh Road, disused canal and pipeline.</p>	-	No objections.		No objections.	No	<p>Unightly agricultural buildings and yard located within site.</p> <p>Housing adjacent to site to east and west.</p>	4.56Ha	-	
BMAP/426/2	0	X	X	0	0					1	-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Boardmills

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/945/1	<p>This site lies to immediate north of Boardmills which is very rural in character.</p> <p>The site is part of a larger arable field which is part of a drumlin. The land slopes away from the Creevy Road in an easterly direction. There is a windmill stump near the northern boundary. The Creevy Road and a high hedge demarcate the western boundary. To the north west a wood and wire fence binds the site. Mature trees and hedging characterise the boundaries to the south and east.</p>	LLPA BS 02	The settlement is fairly compact in form and development of the site would lead to urban sprawl.	<p>The settlement development limit is currently formed by the rear of properties along the Creevy Road and the Creevy Road itself.</p> <p>Development of the site would lead to a weaker development limit of mature trees and hedges.</p>	-	No objections		No objections	No		2.98Ha	-	
BMAP/945/1	X	X	X	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Boardmills

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/2299/1	<p>The site lies to immediate south west of Boardmills which is very rural in character.</p> <p>The site is heavily overgrown with grass, trees and brambles. To the north the site slopes to the west. The site boundary is delineated by a dry river bed to the west and there is an extremely high bank. The eastern boundary is defined by a small flowing stream. There is a dwelling located to the south of the site and a church and hall to the north east.</p>	LLPA BS04	<p>The site abuts the development limit to the south west of Boardmills.</p> <p>If developed this site would not round off the development limit but would lead to urban sprawl.</p>	<p>The development limit where the site abuts the development limit is formed by a small flowing stream.</p> <p>The settlement limit would follow the path of a dried stream.</p>	-	No objections			No		0.87Ha	-	
BMAP/2299/1	-2	X	-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Boardmills

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3533/1	<p>The site lies to immediate north of Boardmills which is very rural in character.</p> <p>The site is part of a larger arable field which is part of a drumlin. The land slopes away from the Creevy Road in an easterly direction. There is a windmill stump just beyond the eastern boundary where there is no physical site boundary. The Creevy Road and a high hedge demarcate the western boundary. To the north west a wood and wire fence binds the site. Mature trees and hedging characterise the boundary to the south.</p>	LLPA BS02	Although there is development along the western side of the Creevy Road, development on the eastern side would amount to urban sprawl.	The development limit is formed by the Creevy Road. The objection site has no visible site boundary and appears to be a part of a larger field, there is no question that the development limit which the proposed site would present would be weaker than the current limit.	-	No objections		No objections		Site encompassed by BMAP/945/1.	0.95Ha	-	
BMAP/3533/1	X	X	-1	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Drumlough

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/908/2	<ul style="list-style-type: none"> • Agricultural grassland • Falling gently from north to south towards road • Slightly elevated site • Prominent from Drumaknockan Road 		<p>Abuts limit to west of Drumlough.</p> <p>Inclusion of this site would lead to excessive growth of the settlement along Drumaknockan Road.</p>	<p>Current limit is defined by road, hedging and trees.</p> <p>Proposed limit would be defined by road, hedging, fencing and trees.</p>	-	No response		No response		New houses to east of site.	1.54Ha	-	
BMAP/908/2	-1		X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Drumlough Road

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/637/1	<ul style="list-style-type: none"> • Agricultural grassland • Rural setting • Falling gently from road to north • Prominent from Drumlough Road • No field boundary to north 		<p>Abuts limit to west of Drumlough Road.</p> <p>Inclusion of this site would not consolidate the settlement; rather it is excessive growth to the west along the road.</p>	<p>Current limit is defined by road, no physical definition of limit to north or west.</p> <p>Proposed limit would be defined by road, sparse hedge to west and no physical definition of limit to north.</p>	-	No response		No objections		<p>Detached houses with large gardens adjacent and opposite site to east and south.</p> <p>Objection site covered larger area – some of which already inside limits.</p>	0.41Ha	-	
BMAP/637/1	-1		X	+1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Drumlough Road

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/915/1	<ul style="list-style-type: none"> • Agricultural grassland • Rural setting • Land falling to north from road • Land also sloping down gently to east boundary • Prominent from Drumlough Road and Tullynora Road 		<p>Abuts limit to east of settlement.</p> <p>Inclusion of this site would not consolidate the settlement; rather it is excessive growth to the west along the road.</p>	<p>Current limit is defined by road, hedging and fencing.</p> <p>Proposed limit would be defined by roads to south and east and hedgerow and trees to north.</p>	-	No objections		No objections		<p>Detached houses with gardens adjacent and opposite site.</p> <p>Engineering works opposite site at Tullynora Road.</p>	1.69Ha	-	
BMAP/915/1	-1		-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Duneight

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/445/2(A)	<p>Site to west of limit at The Grove:</p> <ul style="list-style-type: none"> • Agricultural grassland • Gently rises away from road • Prominent from Ballynahinch Road and The Grove 		<p>Abuts limit to west of 13 The Grove and to north of The Grove.</p> <p>Inclusion of this site would appear to round off the development limit.</p>	<p>Current limit is defined by The Grove, Ballynahinch Road and the fencing and hedging around the dwellings of The Grove.</p> <p>Proposed limit is defined by Ballynahinch Road to the west and fencing to the east.</p> <p>There is no physical boundary to north of The Grove.</p>	-	No objections		No objections	NO	Original objection covered larger area – much of which has been included within the development limit.	0.55Ha	-	
BMAP/445/2(A)	-1		0	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Duneight

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/445/2(B)	<p>Site to north of limit at Limehill Road:</p> <ul style="list-style-type: none"> • Agricultural grassland • Large dwelling and gardens • Land rises from road to west. • Site visually prominent from Limehill Road 		<p>Abuts limit at north of Limehill Road.</p> <p>The proposed inclusion would not further consolidate the settlement; rather it would lead to excessive growth to the north along Limehill Road.</p>	<p>Current limit is defined by the Limehill Road and hedging and fencing around the dwellings fronting onto Limehill Road.</p> <p>Proposed limit is defined by Limehill Road to the east and hedging to the north.</p> <p>There is no physical boundary to the site west of the Limehill Road.</p>	-	No objections		No objections	NO	Original objection covered larger area – much of which has been included within the development limit.	0.62Ha	-	
BMAP/445/2(B)	-1		-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Edenderry

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3280/1	<p>The site abuts the western development limit of Edenderry. The site was once part of the Edenderry mill and lies south east of housing development, located at the old St. Ellen Industrial Estate, which is under construction. The buildings in the NW portion of the site have been demolished with the exception of two old sheds and an old mill building fronting on to Edenderry Road. Between these is a former garden. A wire fence forms the boundary between the site and Edenderry Rd.</p> <p>The SE portion of the site is undeveloped and characterised by overgrown vegetation – mature trees, wild grasses, and brambles. There are railings between the site and the road and also an old water pump feature. The boundary to the south consists of corrugated iron and barbed wire fencing.</p> <p>The site slopes gently to the south west and the River Lagan which forms western boundary of the site. There is a low stone retaining wall between site and river.</p>	LVRP	Development of the site would lead to rounding off.	<p>The development limit is formed by the Edenderry Road and the rear of the housing site presently under construction to the north of the site.</p> <p>The River Lagan to the west of the site would form a very strong boundary.</p>	-			No objections		<p>There is a current outline approval on this site for a mixed use development (non housing) S/2005/0760/O.</p> <p>The site to the NW of objection site has been developed for housing – 30 dwellings, some still under construction. S/2001/0907/RM.</p> <p>The site contains a number of derelict sheds and buildings.</p>	0.90Ha	-	
BMAP/3280/1	0	X	+1	+1	0					A	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - FEUMORE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/220/1	<p>The site lies to the west of Feumore and to the north and south of the Feumore Road.</p> <p>The southern field is generally flat with a very slight slope towards the Feumore Road. This field consists of grassland used for grazing. Hedges and mature trees form the field boundaries. N.I.E lines cross the field.</p> <p>The northern field consists of agricultural grassland and slopes very gently towards the east. An agricultural building sits in the south west corner of the field. Field boundaries are formed by neat hedges and mature trees.</p>	AHSV	<p>The site is divorced from the settlement development limit.</p> <p>Any development of the site would lead to unacceptable urban sprawl in an undesirable location.</p>	<p>The development limit is formed by the Feumore Road and a lane to a dwelling.</p> <p>If included the development limit would follow a development limit consisting of mature trees and hedges.</p>	-	No objection					0.97ha	-	
BMAP/220/1	0	X	X	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - FEUMORE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3163/1	<p>Site lies to the south west of the small settlement and is triangular in shape.</p> <p>To the north of the site building work had started on a new detached dwelling.</p> <p>The remainder of the site is relatively flat and consists of overgrown grass and bushes.</p> <p>Mature trees, bushes and shrubs form the site boundaries.</p>	AHSV	<p>The site is divorced from the settlement development limit by a dwelling and its grounds.</p> <p>Although work has begun on a dwelling in the northern section of the site, any further development of the site would lead to urban sprawl in an undesirable location.</p>	<p>The development limit is formed by the Feumore Road.</p> <p>If the site is included the development limit would follow field boundaries and a lane.</p>	-	No Objection				S/2005/0854/RM - site for retirement farm dwelling - under construction.	0.76ha	-	
BMAP/3163/1	0	X	X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – HALFPENNY GATE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/728/1	<p>The site consists of a grassland field with an area towards the Derrynahone Road used as a garden for the adjacent dwelling.</p> <p>The site falls from the south west to the north east, towards the Derrynahone Road.</p> <p>Bushes, hedges and a wooden fence along the Derrynahone Road form site boundaries.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>Development of the site would lead to unacceptable urban sprawl.</p>	<p>The settlement development limit currently follows field boundaries.</p> <p>If the site were included the settlement development limit would follow a hedge field boundary.</p>	-						0.98ha	-	
BMAP/728/1	0		X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – HALFPENNY GATE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/784/1	<p>The site consists of a field of open pasture and a patch of grassland between the adjacent farm buildings and is largely rural in form.</p> <p>The site initially falls slightly from the Halfpenny Gate Road before rising gently in a south easterly direction.</p> <p>Hedges form the north, south and west boundaries and the west boundary follows the line of existing buildings.</p>		<p>The site abuts the settlement development limit and is largely rural in nature.</p> <p>The extent of the site determines that it would lead to unacceptable urban sprawl in an openly rural location.</p>	<p>The settlement development currently follows the existing buildings.</p> <p>If the site were included the settlement development limit would follow existing field boundaries.</p>	-	No Objection				<p>The eastern section of the site and the adjacent buildings currently have an existing outline approval for dwellings (S/2004/1189/O – approved 16th Mar 06) and is presently subject to a full application for housing (S/2007/0491/F).</p> <p>As a result of this it would be practical to include this section of the site.</p>	1.74ha	-	
BMAP/784/1	0		X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - HALFTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/444/2	<p>The site consists of a relatively flat area of concrete and overgrown grass and bushes and used to form part of the old Long Kesh airfield.</p> <p>There are piles of building rubble and an old, wrecked caravan on the site.</p> <p>There is a copse of mature trees in the south east corner of the site.</p> <p>Mature trees, hedges and wire fences form the boundaries.</p> <p>A NIE line crosses the site.</p>		<p>The site abuts the settlement development limit on two sides.</p> <p>The extent of the site determines that it may be detrimental to the rural nature of the settlement.</p>	<p>The development limit currently follows property boundaries.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		Roads Service find the site unacceptable as access cannot be provided as site does not have a frontage onto the adopted road network.		The site is unsightly and may benefit from development.	0.69ha	-	
BMAP/444/2	0		-1	0	0			X		1	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - HALFTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/465/1	<p>The site consists of a flat area of tarmac, overgrown grass, sheds, a dwelling and remains of old buildings. The site used to form a part of the old Long Kesh airfield.</p> <p>The part of the site to the rear of Coronation Gardens is mainly grass with some Tarmac. Some rubbish is dumped to the east of the site. A NIE Pylon lies in the western side of the site with lines crossing the site. This part of the site lies within the settlement development limit.</p> <p>A line of mature trees separates the site. To the north of this lies a partially tarmac area with overgrown grass and sheds. This part of the site is used to store old cars and scrap.</p> <p>A dwelling sits in the north west corner of the site and mature trees surround it.</p> <p>Mature trees, wood and wire fences and bushes form the boundaries.</p>		<p>The site abuts the settlement development limit and is largely rural in nature.</p> <p>The site would lead to unacceptable urban sprawl.</p>	<p>The site is partially in the settlement development limit. A line of mature trees forms the settlement development limit and splits the site.</p> <p>If the site were included the settlement development limit would follow a line of mature trees along the old railway line.</p>	-	No Objection		No Objection		Although the site is partially tarmac and also has some derelict building remains located within it, it is predominately rural.	1.76ha	-	
BMAP/465/1	0		X	0	0					0	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - HALFTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1137/1	<p>The site is relatively flat, partially tarmac, with some mature trees, overgrown bushes and grass. The site used to form a part of the old Long Kesh airfield.</p> <p>The boundary of the site is formed by mature trees, hedges and bushes.</p> <p>Some rubble has been dumped on the site.</p>		<p>The site abuts the settlement development limit and is partially tarmac, taking away from the rural nature of the site.</p> <p>However, despite this, the site would lead to unacceptable urban sprawl along the Halftown Road.</p>	<p>The settlement development limit follows the rear of property boundaries fronting onto Florence Court.</p> <p>If the site were included the settlement development limit would follow a line of mature trees adjacent a laneway.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards		The site is partially tarmac, however it still retains a rural feel.	0.79ha	-	
BMAP/1137/1	0		X	1	0					0	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - HALFTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3275/1	<p>The site lies to the east of the Halftown Road.</p> <p>The site consists of a flat field used for arable agriculture. To the rear of the field is a thick line of mature trees.</p> <p>To the rear of this lies a flat overgrown grassed area containing some mature trees and bushes.</p> <p>To the far east of the site lies an old railway bank with trees, bushes and shrubs growing along it.</p>		<p>The site abuts the settlement development limit and is largely rural in nature.</p> <p>The site would lead to unacceptable urban sprawl.</p>	<p>The settlement development limit currently follows property boundaries and lane to a dwelling.</p> <p>If the site were included the settlement development limit would follow the old railway embankment and field boundaries.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards			2.30ha	-	
BMAP/3275/1	-1		X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - HALFTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3673/1	<p>The site is relatively flat, partially tarmac, with some mature trees, overgrown bushes and grass. The site used to form a part of the old Long Kesh airfield.</p> <p>The boundary of the site is formed by mature trees, hedges and bushes.</p> <p>Some rubble has been dumped on the site.</p>		<p>The site abuts the settlement development limit and is partially tarmac, taking away from the rural nature of the site.</p> <p>However, despite this, the site would lead to unacceptable urban sprawl along the Halftown Road.</p>	<p>The settlement development limit follows the rear of property boundaries fronting onto Florence Court.</p> <p>If the site were included the settlement development limit would follow a line of mature trees adjacent a laneway.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards		The site is partially tarmac, however it still retains a rural feel.	0.79ha	-	
BMAP/3673/1	0		X	1	0					0	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - HALFTOWN

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3784/1	<p>The site is relatively flat, partially tarmac, with some mature trees, overgrown bushes and grass. The site used to form a part of the old Long Kesh airfield.</p> <p>The boundary of the site is formed by mature trees, hedges and bushes.</p> <p>Some rubble has been dumped on the site.</p>		<p>The site abuts the settlement development limit and is partially tarmac, taking away from the rural nature of the site.</p> <p>However, despite this, the site would lead to unacceptable urban sprawl along the Halftown Road.</p>	<p>The settlement development limit follows the rear of property boundaries fronting onto Florence Court.</p> <p>If the site were included the settlement development limit would follow a line of mature trees adjacent a laneway.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards		The site is partially tarmac, however it still retains a rural feel.	0.79ha	-	
BMAP/3784/1	0		X	1	0					0	-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Hillhall

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/442/2	<p>The boundaries along the site are formed by mature trees, hedges, shrubs and bushes, as well as wooden fencing to the rear of houses. These also form field boundaries.</p> <p>The field to the rear of 202 Hillhall Road is made up of arable grassland. It rises in a southerly direction towards the centre of the field and falls again in a southerly direction from the centre of the field.</p> <p>The two fields to the rear of 196-200 Hillhall Road are used for agricultural purposes. The field to the north is ploughed and covered; it rises gently from the north in a southerly direction to the centre of the field before falling again towards the southern boundary. The second, more southerly, field rises steeply in a southerly direction and is agricultural grassland.</p> <p>The small residue of the site on the western side, adjacent to 188 Hillhall Road, rises slightly to the south and is used for agricultural purposes. There is no defined site boundary here.</p>	AHSV	<p>The site abuts the development limit and is rural in form and used for agricultural purposes.</p> <p>Development would seriously erode the rural feel and lead to urban sprawl in a rural location.</p>	<p>The Settlement Development Limit follows the rear of properties fronting onto the Hillhall Road.</p> <p>The proposed site would lead to a settlement development boundary consisting of mature trees and hedges.</p>	-	No objections		Not acceptable			7.33Ha	-	
BMAP/442/2	-2	X	X	0	0			X			-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Hillhall

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/708/1	<p>The site lies to the north of Hillhall, on Orr's Lane and is predominately rural in nature.</p> <p>Orr's Lane forms the eastern boundary of the site and is lined with hedging and a barbed wire fence. To the south of the site is a detached dwelling and the O'kane Factory, with the boundary here being made up of hedging. The eastern boundary of the site is made up of a tall wire fence along the boundary with the O'kane Factory and hedging along an adjacent field. The northern boundary of the site is also formed by a mature hedgerow with an arable field beyond.</p> <p>The site itself consists of an almost flat grassland field which very gently falls from the centre of the site towards the north and south boundaries.</p>	LVRP	<p>This site does not abut the settlement development limit.</p> <p>The site is predominately rural in form with a number of detached dwellings and the O'kane Factory separating the site from the settlement development limit.</p> <p>Development of the site would lead to urban sprawl and increase the possibility of ribbon development along Orr's Lane</p>	<p>Two detached dwellings and the O'kane factory separate the site from the settlement development limit, which is formed along the rear of properties fronting on to the Hillhall Road.</p> <p>Development of the site would leave a weak development limit characterised by hedges.</p>	-	No objections		No objections	No	Adjacent to factory.	2.28ha	-	
BMAP/708/1	0	X	X	-	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Hillhall

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/891/1	<p>The site is located to the north of the Settlement Development Limit of Hillhall at its junction with Orr's Lane. A small portion of the site lies within the Settlement Development Limit, this includes the row of terraced houses numbered 209-215 Hillhead Road and a detached dwelling at 219 Hillhead Road.</p> <p>The site lies slightly lower than the Hillhead Road and is made up of a number of warehouses, sheds and cold rooms belonging to the O'kane food plant and a coffee roasting plant. These buildings are mainly low profile pitched roof structures. The building situated just off Orr's Lane is a higher brick structure.</p> <p>The greater part of the site is surrounded by open fields; however to the south of the site are dwellings which front on to the Hillhead Road. The boundaries of the site are largely made up of wood and wire fencing and also hedges.</p>	LVRP	Although the site appears to be brownfield in its nature, the majority of the buildings on site give it a feel of a farming enterprise.	<p>The Settlement Development Limit is formed along the rear of the dwellings fronting on to the Hillhead Road.</p> <p>The objection site has relatively weak boundaries.</p>	-	No objections		Not acceptable		<p>Existing built form consists of a number of warehouses, sheds and cold rooms of the O'Kane food plant and coffee roasting plant.</p> <p>Appeal on Non-determination of application dismissed by PAC in October 2005.</p>	4.04ha	-	
BMAP/891/1	0	X	X	-1	0			X		+1	-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – Hillhall

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/979/1	<p>The site adjoins the northern boundary of the eastern nuclei of the settlement.</p> <p>Orr's Lane forms the western boundary of the site, with a post and wire fence running along the road. Mature trees and hedges form the rest of the boundary for the site.</p> <p>A new large detached house lies within the northern section of the site. To the south of this new soil was being levelled off. At the southern part of the site there were a number of young newly planted trees and grassland. The site slopes gradually in a northerly direction from the south; however this is likely to have changed with the levelling off of the site.</p>	LVRP	<p>The site abuts the settlement development limit.</p> <p>The site includes a large newly constructed detached dwelling, which already gives the site an urban feel.</p>	<p>The development limit follows the rear of Hillhall Primary school.</p> <p>Development of the site would not offer much of a change in the boundary of the development limit.</p>		No objections		No objections	No	The recent development of the detached dwelling on the site has resulted in the rest of the site being levelled.	1.22Ha	31	
BMAP/979/1	0	X	0	0							-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – KESH BRIDGE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/51/1	<p>The site runs from the M1 Motorway to the north to a dwelling to the south.</p> <p>The site consists of flat grassland with a strong boundary of mature trees along the western boundary.</p> <p>The site is visible from the M1 Motorway.</p> <p>Mature trees, property boundaries and a wire fence form the boundaries to the north south and west. There is no visual boundary to the east.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>The field would lead to further ribbon development along the Kesh Road.</p>	<p>The settlement development presently follows property boundaries.</p> <p>If the site were included the M1 Motorway would provide a very strong limit to the north, however there is no discernable boundary to the east.</p>		No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards			0.26ha	7	
BMAP/51/1	0		-1	0						(Same as BMAP/3079/1)	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – KESH BRIDGE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3079/1	<p>The site runs from the M1 Motorway to the north to a dwelling to the south.</p> <p>The site consists of flat grassland with a strong boundary of mature trees along the western boundary.</p> <p>The site is visible from the M1 Motorway.</p> <p>Mature trees, property boundaries and a wire fence form the boundaries to the north south and west. There is no visual boundary to the east.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>The field would lead to further ribbon development along the Kesh Road.</p>	<p>The settlement development presently follows property boundaries.</p> <p>If the site were included the M1 Motorway would provide a very strong limit to the north, however there is no discernable boundary to the east.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards			0.26ha	-	
BMAP/3079/1	0		-1	0	0					(Same as BMAP/51/1)	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – KESH BRIDGE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3821/1	<p>The site consists of a field used for pasture.</p> <p>The site is surrounded on three sides by dwellings.</p> <p>The site falls from the south towards the north before levelling off and rising again slightly towards the northern boundary.</p> <p>Wooden fences, barbed wire fences and hedges form the boundaries of the site. The north east corner of the site has no visible boundary.</p>		<p>The site abuts the settlement development limit on three sides and is closed in nature.</p> <p>The site presents an opportunity to round-off the settlement.</p>	<p>The settlement development limit currently follows property boundaries and no visually defined boundary to the north west.</p> <p>If the site were included the settlement development limit would follow a field boundary marked by a barbed wire fence.</p>	-	No Objection		No Objection			0.76ha	-	
BMAP/3821/1	0		1	1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Legacurry

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/141/1	<p>South of Upper Ballynahinch Road:</p> <ul style="list-style-type: none"> Agricultural grassland Land slightly below level of road Land generally rises from road and in the main field rises to mound in centre, falls away and rises again to south. Car park, farm, dwellings and gardens on site. <p>North of Upper Ballynahinch Road:</p> <ul style="list-style-type: none"> Agricultural grassland Land rises steeply from west to east to form a ridge at the boundary of the site Generally rising from road to north and falls away again to north of site. Very prominent from Upper Ballynahinch Road 	LLPA LY02 & LLPA LY03	<p>Abuts limit to NW of site.</p> <p>Inclusion of this site would significantly extend Legacurry to the SE between the Comber and Upper Ballynahinch Roads.</p>	<p>Current limit defined Upper Ballynahinch Road and hedging and fencing around the church hall and nos 168 & 170 Comber Road.</p> <p>Proposed limit would be defined by Comber Road to west, Ravernet River to south, Upper Ballynahinch Road and hedging and fencing to north and east.</p>	-	No objections		No response		<p>Church hall and dwellings to east of site, north of Upper Ballynahinch Road.</p> <p>New housing development to NW of site.</p>	4.80 Ha	-	
BMAP/141/1	-2	X	-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Legacurry

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/397/1	<ul style="list-style-type: none"> Agricultural grassland – site is being cleared presumably for development. Land rising to north and also sloping down gently from east to west. Integration aided by housing development to east, and houses to south. More open to north and west. 		<p>Abuts limit to east.</p> <p>There is a gap between site and limit at 293b Ballynahinch Road.</p>	<p>Current limit has no boundary at 293b Ballynahinch Road and appears to cut garden of 293a in half with no physical definition. To the east of the objection site the limit is defined by tall trees and hedging.</p> <p>Proposed limit has no physical definition to north and fencing to west.</p>	-	No objections		No response	NO	<p>Housing development to east of site.</p> <p>Detached houses with gardens to south of site.</p> <p>S/2006/0517/O – 2 dwellings refused.</p>	0.16Ha	-	
BMAP/397/1	-1		0	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - Legacurry

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3632/1	<ul style="list-style-type: none"> Agricultural grassland The site is divided by a stream running NNE – SSW. Boundaries comprise roads, hedging, trees and fencing. <p>Eastern portion:</p> <ul style="list-style-type: none"> Falls gently to stream to west Falls more steeply to SW Prominent when viewed from Gardeners Road <p>Western portion:</p> <ul style="list-style-type: none"> Lies below level of road Initially falls steeply from road, then falls more gently to stream Land also slopes down gently to south 		<p>Abuts limit to south at junction of Comber Road and Gardeners Road.</p> <p>Does not consolidate settlement and Would extend development too far to NE.</p>	<p>Current limit defined by Comber Road and Gardeners Road.</p> <p>Proposed limit extended along Gardeners Road and Comber Road and is bound to north by hedging, trees and fencing. New limit would extend settlement beyond strong physical boundary of 2 roads.</p>	-	No objections		No objections	NO	Large detached houses and gardens along both Comber and Gardeners Roads.	1.24Ha	-	
BMAP/3632/1	-1		-1	X	0						.	.	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Legacurry

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3668/1a	<ul style="list-style-type: none"> • Agricultural grassland • Rising land from south to north • Former school to immediate south of site • Boundaries comprise fencing, hedging and trees 	LLPA LY04	<p>Abuts limit to south, east and west of site.</p> <p>Inclusion of this site may be perceived as rounding off.</p>	<p>Current limit drawn around existing development on Ballynahinch Road and is defined by a road, hedging, fencing and trees.</p> <p>Proposed limit is defined by a combination of hedging, fencing and trees.</p>	-	No objections		No response	NO	<p>Adjacent land use: housing on Ballynahinch and Gardeners Road.</p> <p>Former school building to south of site.</p>	0.7	-	
BMAP/3668/1(A)	0	X	+1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Legacurry

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3668/1b	<ul style="list-style-type: none"> Agricultural grassland Land lies above road level, steep grass verge from site down to road – prominent from Gardeners Road Rising land from east to west – levels out at western boundary 		<p>Abuts limit to south of site.</p> <p>Inclusion of this site would not consolidate the settlement and would extend it too far along Gardeners Road.</p>	<p>Current limit drawn around existing development on and Gardeners Road and is defined by a road, hedging, fencing and trees.</p> <p>Proposed limit is defined by Gardeners Road to the east and a combination of hedging, fencing and trees elsewhere.</p>	-	No objections		No response	NO	Adjacent land use: detached houses along Gardeners Road.	0.74	-	
BMAP/3668/1(B)	-1		-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/366/1(A)	<p>The site consists of overgrown grass with some young saplings.</p> <p>The site falls from south west to north east, towards Gravelhill Road.</p> <p>To the south of the site is a part of Down Royal Race Course.</p> <p>The boundaries of the site are demarcated by wooden fencing and wire fencing.</p>	LLPA	<p>The site is divorced from the settlement development limit by a section of the Down Royal Race Course.</p> <p>If the site were included it would lead to urban sprawl.</p>	<p>The settlement development limit currently follows a part of the Down Royal Race Course.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		Roads Service suggest it is not possible to get access to the site with the required visibility standards.			0.80ha	-	
BMAP/366/1(A)	0	X	-1	X	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/423/2	<p>The site consists of three fields.</p> <p>The northern most field of the two on the western side of the site is used for arable agricultural purposes. The field is undulating in nature and falls from the north, east and west to a trough in the centre of the field.</p> <p>The southern field consists of slightly undulating grassland.</p> <p>The eastern field is elongated in nature and is used for arable purposes to the west of the field, however to the east of the field is grassland.</p> <p>The western end of the field falls from the north and south to a hollow and the eastern end of the field falls to the south.</p>		<p>The site abuts the settlement development limit.</p> <p>The nature of the site suggests that it would lead to unacceptable urban sprawl in a rural setting.</p>	<p>The settlement development limit currently follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow field boundaries.</p>	-	No Objection		No Objection			4.43ha	-	
BMAP/423/2	-1		X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/694/1	<p>The site consists of a single field and a lane to the field.</p> <p>The field is open in nature and used for arable agricultural purposes.</p> <p>A stream runs along the eastern boundary with mature trees and bushes growing along the stream banks.</p> <p>Mature trees, bushes and wire fencing form the remaining boundaries.</p> <p>The site is visible from the M1 Motorway.</p>		<p>The site is divorced from the settlement development limit by a field.</p> <p>The site would lead to unacceptable urban sprawl in an unacceptable location.</p>	<p>The development limit presently follows the rear of properties.</p> <p>If the site were included the development limit would follow field boundaries and a stream.</p>	-	No Objection		Roads Service find the site unacceptable as the Laneway linking the site to Kesh Road is of substandard width.			5.71ha	-	
BMAP/694/1	-1		X	1	0			X			-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1998/1	<p>The site consists of a field of flat grass used for car parking when there is racing on at Down Royal Race Course.</p> <p>The site is open in nature with a wooden fence running around its perimeter.</p> <p>There is a public house adjoining the site on its eastern side and a car park to its western side.</p>		<p>The site abuts the settlement development limit.</p> <p>The site would have very little impact on the form of the settlement</p>	<p>The development limit currently follows the rear of the adjacent public house.</p> <p>If the site were included the settlement development limit would follow the field boundary of the site.</p>	-	No Objection		No Objection		<p>The site and adjacent public house currently has an approval (S/2003/0476/F – approved 18/07/04) for an extension to provide hotel, comprising 25 bedrooms, function room and associated ancillary areas along with car parking and other site works and to include demolition of outbuildings and public bar.</p>	1.00ha	-	
BMAP/1998/1	0		0	0	0					(Same as BMAP/3752/1)	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3305/1	<p>The site consists of a gently undulating, almost flat field. The site is used mainly to grow agricultural crops, however there is a patch of fenced off land in the south east corner of the site which is grassland.</p> <p>There is a bank climbing up to the lane coming off Kesh Road.</p> <p>The site is open in nature and visible from the M1 Motorway.</p> <p>Mature trees, hedges and fencing form the site boundaries.</p> <p>An NIE line crosses the North section of the site.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>The extent of the site determines that it would lead to unacceptable urban sprawl.</p>	<p>The development limit currently follows the rear of property boundaries.</p> <p>If the site were included the settlement limit would follow a line of mature trees to the east.</p>	-	No Objection		No Objection			5.03ha	-	
BMAP/3305/1	-1		X	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3483/1	<p>The site consists of a field of grassland with some mature trees growing throughout the site.</p> <p>The site is elevated compared to the land to the east and is visible from the site of the old Maze Prison.</p> <p>Mature trees and mental fencing form the field boundaries.</p>		<p>The site abuts the settlement development limit on two sides.</p> <p>Inclusion of the site may represent an opportunity to round-off the settlement development limit.</p>	<p>The settlement development limit currently follows the rear of properties fronting onto Gravelhill Road.</p> <p>If the site were included the settlement development limit would follow the field boundary.</p>	-	No Objection		No Objection			0.85ha	-	
BMAP/3483/1	-1		0	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3497/1	<p>The site consists of a grass field which falls gently towards the south east.</p> <p>The western edge of the field is used for storage purposes.</p> <p>The site is elevated and can be seen from the Maze Prison site to the east.</p> <p>There are banks to the north and south of the site and no visual boundary exists to the east of the site.</p>		<p>The site abuts the settlement development limit on two sides.</p> <p>The site may represent an opportunity to round-off the settlement development limit.</p>	<p>The development limit currently follows property boundaries and a bank falling to the south.</p> <p>If the site were included the settlement development limit would follow property boundaries.</p>	-	No Objection		Roads Service find the site unacceptable as access cannot be provided to serve the site as it does not have a frontage onto the adopted road network.			0.41ha	-	
BMAP/3497/1	-1		1	0	0			X			-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LONG KESH

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3752/1	<p>The site consists of a field of flat grass used for car parking when there is racing on at Down Royal Race Course.</p> <p>The site is open in nature with a wooden fence running around its perimeter.</p> <p>There is a public house adjoining the site on its eastern side and a car park to its western side.</p>		<p>The site abuts the settlement development limit.</p> <p>The site would have very little impact on the form of the settlement</p>	<p>The development limit currently follows the rear of the adjacent public house.</p> <p>If the site were included the settlement development limit would follow the field boundary of the site.</p>	-	No Objection		No Objection		<p>The site and adjacent public house currently has an approval (S/2003/0476/F – approved 18/07/04) for an extension to provide hotel, comprising 25 bedrooms, function room and associated ancillary areas along with car parking and other site works and to include demolition of outbuildings and public bar.</p>	1.00ha	-	
BMAP/3752/1	0		0	0	0					(Same as BMAP/1998/1)	-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – LOWER BROOMHEDGE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/793/1	<p>The site consists of two fields used for arable purposes.</p> <p>The south eastern field falls from the Lurganure Road to the east and the south before levelling off to the east of the field.</p> <p>The northern field within the site falls from the west to the east. This part of the site has no visual boundary along the eastern boundary.</p> <p>Mature trees, hedges and wooden fences form the field boundaries.</p>	LLPA	<p>The site abuts the settlement development limit and is rural in nature.</p> <p>If the site were included in the settlement development limit it would result in an unacceptable extension to the settlement.</p>	<p>The settlement development limit follows property boundaries.</p> <p>The site would leave a settlement development limit largely following field boundaries, however there is no visible boundary along the north eastern boundary of the site.</p>	-	No Objection		Roads Service find the site unacceptable as the public road serving the site has inadequate width.			2.32ha	-	
BMAP/793/1	-1	X	X	0	0			X			-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - LURGANURE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/790/1	<p>The site consists of a number of fields which are mainly grassland in nature. Those to the south adjacent the River Lagan contain some overgrown bushes and shrubs.</p> <p>The majority of the fields are flat, with those adjacent to the River Lagan falling gently towards the river. There is a bank which drops down to the River Lagan.</p> <p>The largest field to the east of the site is very gently undulating in nature.</p> <p>There are a number of dwellings included within the site.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>The extent of the site determines that it would lead to unacceptable urban sprawl in an undesirable direction.</p>	<p>The development limit currently follows the rear of properties on the Lurganure Road and Lurganvale.</p> <p>If the site were included the settlement development limit would follow the path of a stream.</p>	-	No Objection		No Objection			19.97ha	-	
BMAP/790/1	-1		X	1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - LURGANURE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3324/1	<p>The site consists of a single field situated on the east side of Lurganure between the Moira and Lurganure Roads.</p> <p>The site is used for arable agriculture purposes and falls in a northerly direction towards the Moira Road.</p> <p>The Moira Road lies above the level of the field.</p> <p>Mature trees and hedges form the field boundaries.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>The site would lead to urban sprawl if included.</p>	<p>The settlement development limit currently follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow a field boundary.</p>	-	No Objection		<p>The forward visibility on Lurganure Road at the site is substandard. Roads Service would oppose any access onto the A3 Moira Road which is a protected Route.</p>			1.6ha	-	
BMAP/3324/1	0		-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Magheraconluce

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/996/3	<ul style="list-style-type: none"> • Agricultural grassland • Rural setting • Northern part of site forms drumlin landscape • Southern portion is undulating land and lies slightly below road level – rises steeply to eastern field boundary. • Site to north of Cluntagh Road is very prominent 		<p>Abuts limit at south east of Magheraconluce.</p> <p>Inclusion of this site would not consolidate the settlement; it would significantly increase the size of the village to the south east and potentially damage rural character.</p>	<p>Current limit is defined by Lakeland Road.</p> <p>Proposed limit would be defined by good tree line and hedging.</p>	-	No objections		No response		<p>Housing developments to west of site.</p> <p>WTW to north of site.</p>	10.83Ha	-	
BMAP/996/3	-2		X	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Morningside

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/138/2	<ul style="list-style-type: none"> Includes 2 dwellings and a number of storage sheds and yard. Grassland to north and south of site Land generally falling to west from road and also gently sloping down from south in northerly direction West of site – overgrown with trees. Despite falling from road, front portion is prominent from Ballynahinch Road. 		<p>Abuts limit to west of Ballynahinch Road.</p> <p>Does not consolidate settlement; rather it extends it significantly to the west of Ballynahinch Road.</p>	<p>Current limit is defined by Ballynahinch Road to the west of the settlement.</p> <p>Proposed limit defined by trees to the north and west; and by a lane to the south.</p>	-	No objections		No objections	NO		3.73Ha	-	
BMAP/138/2	-1		X	X	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Morningside

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/181/1	<ul style="list-style-type: none"> Overgrown and heavily vegetated. Very steeply sloping from Ballynahinch Road down to Limehill Road Boundaries comprise hedging, fencing and trees. 		<p>Abuts limit to north of settlement.</p> <p>Rounds off development limit to the junction of Ballynahinch and Limehill Road.</p>	<p>Current limit is defined by Ballynahinch Road to the west, Limehill Road to the east and trees to the north.</p> <p>Proposed limit defined by Ballynahinch and Limehill Roads.</p>	-	No objections		No response	No	Detached houses and large gardens to south of site at Ballynahinch Road and Limehill Road.	0.5Ha	-	
BMAP/181/1	X		+1	+1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Morningside

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/183/1	<ul style="list-style-type: none"> • Agricultural grassland • Elevated above road and existing development • Land rising from rear of dwellings fronting onto Ballynahinch Road in an easterly direction – levels out at eastern boundary • Boundaries comprise hedging, fencing and mature trees 		<p>Abuts limit to north, south and west of site.</p> <p>Inclusion of this site would appear to round off the development limit.</p> <p>However the inclusion of this site would significantly increase the size of the settlement and would result in undesirable backland development.</p>	<p>Current limit is defined by hedging, fencing and mature trees around Morningside cul-de-sac and properties 169-195 Ballynahinch Road.</p> <p>Proposed limit would be defined by hedging and trees.</p>	-	No objections		No response	NO	Detached housing with gardens to north, south and west of site.	1.4Ha	-	
BMAP/183/1	-1		-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA - ST. JAMES

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/797/2	<p>The site consists of three open arable fields.</p> <p>The two fields, which form the eastern part of the site, are relatively flat in nature.</p> <p>The western field is more elongated and falls very gently to the north.</p> <p>Mature trees form the boundaries between the fields.</p> <p>Mature trees, bushes, hedges and fencing form the outer boundaries of the site.</p>		<p>The site abuts the settlement development limit and is rural in nature.</p> <p>The extent of the site determines that it would lead to unacceptable urban sprawl.</p>	<p>The development limit currently follows the rear of properties.</p> <p>If the site were included the settlement development limit would follow the rear of properties and a stream.</p>	-	No Objection		No Objection			10.54ha	-	
BMAP/797/2	-1		X	1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – The Temple

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/134/1	<p>The site lies to the west of The Temple. A small section to the south of the Saintfield Road consists of grassland and includes 2 dwellings.</p> <p>To the north of the Saintfield Road the land is elevated where it adjoins the road and slopes down to the north before levelling off. There are tall conifers and a sheugh along the boundary between 2 main fields.</p> <p>The second field is quite flat and falls to western field boundary of mature hedging, shrubs and trees characteristic of most of site. A derelict former hotel and outbuildings are located in north of site.</p> <p>A wire fence separates the hotel from the north western field which gently slopes down to the west before rising sharply again to the site boundary with a dwelling just to the west. Also included is car dealership "Mourneview Motors" on eastern side of Carryduff Road.</p>		<p>The site lies to the west of the settlement limit and is divorced from the settlement by the Carryduff Road.</p> <p>If developed the site would not round off the development limit but would significantly increase the size of the settlement, leading to urban sprawl.</p>	<p>The western edge of the settlement is formed by the Carryduff Road.</p> <p>Development of the site would weaken the development limit.</p>	-	No objections			Yes	<p>The site includes a derelict former hotel.</p> <p>Small portion to south of site encompassed by BMAP/731/1</p>	3.35Ha	-	
BMAP/134/1	-1		X	X	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – The Temple

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/731/1	<p>The site lies to the west of The Temple. The site is separated from the settlement by the Carryduff Road.</p> <p>The site is composed of grassland which is gently undulating in the southernmost part of the site. The land then slopes down to the north west before rising again to meet the Saintfield Road in the north west corner of the site.</p> <p>The boundary of the site at the Carryduff Road is characterised by a wire and barbed wire fence. There is a grassy verge and to the south of the site a footpath alongside the road. Elsewhere the site boundary is characterised by a combination of hedging, shrubs and mature trees.</p> <p>Site is prominent from Carryduff Road.</p>		<p>The Carryduff Road separates the site from the development limit of The Temple.</p> <p>Development of the site would lead to urban sprawl along the Carryduff Road.</p>	<p>The site is separated from the settlement development limit by the Carryduff Road, which represents a very strong boundary on the western side of the small settlement.</p> <p>Development of the site would weaken the development limit.</p>	-						2.17Ha	-	
BMAP/731/1	-1		x	X	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – The Temple

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/1752/1	<p>The site lies to the north west of The Temple and is separated from the development limit by the Carryduff Road and a field.</p> <p>To the south the land is elevated where it adjoins the Saintfield Road and slopes down to the north before levelling off. There are tall conifers and a sheugh along the boundary between 2 main fields. The second field is quite flat and falls to western field boundary of mature hedging, shrubs and trees - characteristic of most of site. A derelict former hotel and outbuildings are located within the north of site.</p> <p>Also included is car dealership "Mourneview Motors" on eastern side of Carryduff Road. The boundary between the fields and Carryduff Road consists of wire fencing and grass verge with some shrubs and trees.</p>		<p>The site lies to the north west of the settlement limit.</p> <p>If developed the site would not round off the development limit but would significantly increase the size of the settlement, leading to urban sprawl.</p>	<p>The site is divorced from the settlement development limit, which is formed on its western side by the Carryduff Road.</p> <p>Development of the site would weaken the development limit.</p>	-	No objections				<p>A derelict hotel lies within the northern part of the site.</p> <p>Site encompassed by BMAP/134/1.</p>	1.97Ha	-	
BMAP/1752/1	-1		X	X	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – The Temple

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3130/1	<p>The site lies immediately to the north of The Temple and abuts the development limit. The site is rural in character and surrounded by open countryside to the north and east.</p> <p>The site consists of 2 fields – grassland and some rushes. The land is gently undulating with a slight slope tending towards the south and east. A stream and wood and wire fence defines the site boundary to the east. The site boundary with the houses to the west consists of hedging. Hedging and mature trees with some shrubs and gorse typifies the boundary treatments on the remainder of the site. A wooden post fence and grass verge forms the southern site boundary with Saintfield Road.</p>	SLNCI LN 01/65	<p>Site abuts The Temple development limit and lies to the immediate north of the settlement.</p> <p>Development on this large site would appear incongruous when considered in relation to the size of The Temple and would result in urban sprawl.</p>	<p>The development limit follows the rear of properties fronting onto the Carryduff and Saintfield Roads, as well as the Saintfield Road.</p> <p>The proposal would lead to a weak development limit following field boundaries lined with mature trees and hedges.</p>	-	No objections		No response	No	SLNCI on approx 1/6 of site (0.41Ha)	3.15Ha	-	
BMAP/3130/1	-1	X	x	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – The Temple

Site Ref	Site description (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3375/1	<p>The site lies immediately to the south east of The Temple and abuts the development limit.</p> <p>The site consists of 2 fields separated by a wire fence. The site is rough grassland/ scrub presently used for grazing sheep. The land is relatively flat but is uneven in parts with small hummocks. There is a tarmacked road through site from the rear of one of the houses to a gate at the south of the site.</p> <p>There is a garage with forecourt to the west of the site on the Carryduff Rd.</p> <p>There are a number of detached houses to the immediate north of the site fronting onto Saintfield Road; the site boundary here consists of fences, walls and garden hedges. The site is bounded to the east by a stream. There is wire fencing on the remainder of the boundary with some mature trees and hedging to the east.</p>		<p>The site abuts the development limit to the immediate south east of the settlement.</p> <p>The site is quite large for the rural setting and any development may result in urban sprawl.</p>	<p>Current development limit is defined by garden fences, hedging and walls of properties fronting onto the Saintfield Road and the rear of the garage fronting onto the Carryduff Road.</p> <p>Proposed limit would be defined by fencing, hedging and trees.</p>	-	No objections		No Objections	No	There is an approval on the western part of the site for redevelopment of filling station incorporating supermarket and café, car wash, storage and assoc. landscaping. S/1999/0286/F	1.03Ha	-	
BMAP/3375/1	0		-1	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN – The Temple

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/4276	<ul style="list-style-type: none"> Significantly overgrown – long grass, brambles, trees. Demolished dwelling and derelict dwelling on site. Site lies below level of road, slopes down gently from road to south before levelling off. Boundaries comprise hedgerow, trees, fencing. Development on site will be prominent from Saintfield Road 		<p>Abuts development limit to west of site at Saintfield Road.</p> <p>Inclusion of this site would lead to excessive growth of The Temple to east along Saintfield Road.</p>	<p>Current limit is defined by Saintfield Road to north, hedging to the south and wooden fencing to the east.</p> <p>Proposed limit would continue along Saintfield Road and be defined by wooden fencing to east and trees and fencing to south.</p>	-	No response received		Not acceptable – Protected Route	NO	Detached dwellings and grounds to east and west of site along Saintfield Road.	1.08Ha	-	
BMAP/4276	-1		-1	0	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Tullynacross

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Road Access	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/709/1	<p>Site abuts the eastern development limit of the southern nuclei of Tullynacross.</p> <p>The site includes a detached dwelling and garden which is within the development limit.</p> <p>The site contains agricultural crops.</p> <p>Site is open in nature rising from western boundary very slightly.</p> <p>Site boundaries include wooden fences and hedges with some mature trees.</p>	LVRP	<p>Site abuts the limit to the north of Tullynacross.</p> <p>The objection site would lead to urban sprawl in a rural location if developed.</p>	<p>The development limit presently follows the rear of properties on the Tullynacross Road and Sandy Lane.</p> <p>If developed the development limit would follow Sandy Lane to the north, a weak boundary of wooden fence and hedges to the south and at the moment there is no visual field boundary to the east.</p>	-	No objection			No	<p>Adjacent land use: housing to south west of site.</p> <p>Planning history: Refusal of single dwelling S/2001/0192/O</p>	1.95ha	-	
BMAP/709/1	-1	X	X	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL LISBURN - Tullynacross

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/711/1	<p>Site abuts northern nuclei of Tullynacross on the eastern side.</p> <p>Site is relatively flat grassland for agricultural use, sloping gently to northern boundary.</p> <p>Fences, hedges and mature trees form the field boundaries.</p>	LVRP	The site is open in nature and would lead to urban sprawl if developed.	<p>The settlement development limit follows the rear of properties along the Tullynacross Road.</p> <p>If developed the site would follow weak field boundaries and the eastern boundary of the site appears to have visual boundary.</p>	-	No objection			Yes		2.10ha	-	
BMAP/711/1	-1	X	X	-1	0						-	-	

SITE ANALYSIS – METROPOLITAN RURAL AREA – UPPER BROOMHEDGE

Site Ref	Site Analysis (Topography & Setting)	Environmental Designations	Urban Form	Development Limit Characteristics	Contributes to Social Housing	Water & Sewerage	Drainage	Roads	NIE Lines	Any other Comments	Area	Provisional Yield	Acceptability Index
BMAP/3200/1	<p>The site is part of a larger pasture field.</p> <p>The site stretches from property boundaries on the east and west of the site.</p> <p>The site falls from the west to the east.</p> <p>Boundaries are formed by hedges to the south and west and a wire fence along a lane to the east. There is no visual boundary to the site to the north.</p>		<p>The site abuts the development limit and lies between dwellings.</p> <p>However the site is rural in nature and would lead to ribbon development along the Halfpenny Gate Road.</p>	<p>The development limit currently follows property boundaries and a lane.</p> <p>If the site were included the settlement development limit would follow property boundaries.</p>	-	No Objection					0.55ha	-	
BMAP/3200/1	0		-1	-1	0						-	-	