



**Causeway
Coast & Glens
Borough Council**

2018

Local Development Plan 2030 Preferred Options Paper

Initial Settlement Context Appraisal
(including Second Homes Analysis)

Initial Settlement Context Appraisal

Introduction

Causeway Coast and Glens Borough Council has prepared an Initial Settlement Context Appraisal for all the settlements identified in the existing Settlement Hierarchy contained in the Northern Area Plan 2016. The appraisal also considers information on the potential level of second homes in settlements on the Borough's coast.

The purpose of this appraisal is to assist the public's consideration of the Council's Preferred Options Paper and provide background information that has informed the identification of options and the choice of the Council's relevant preferred options.

The information contained in this appraisal will be updated as and when required during the Plan's preparation.

Section 1: Initial Settlement Context Appraisal

The initial appraisal provides an overview of existing settlements in each level of the Settlement Hierarchy. As the information relating to population, households and the housing stock is provided on different timelines, a direct comparison cannot be made. Rather, the information is set out to help present a 'picture' of each settlement. The distribution of the Housing Growth Indicator to the settlements over the period 2012- 2030 (to accord with the end date of the Local Development Plan) is based on the distribution set out in the Northern Area Plan, and relates to the position as at 1st April 2017.

Section 2: Second Homes in the Borough's Coastal Settlements

Second homes are a common feature in the Borough's coastal settlements. The issue of second homes in these settlements raises a range of issues that are often potentially conflicting depending on the viewpoint adopted.

The purpose of this section of the paper is to seek to establish some understanding of the potential percentages of second homes in the Borough's coastal settlements, to help inform the Council's Local Development Plan. As with the Initial Settlement Context Appraisal section, the information in this section is provided on different timelines and a direct comparison cannot be made. The information is set out to help present a 'picture' of each settlement.

Section 1: Initial Settlement Appraisal Content

This paper provides an outline of each of the existing designated settlements, as found in the Northern Area Plan, with reference to the Regional Development Strategy's Settlement Hierarchy Wheel (Diagram 2.2).

Consideration of existing settlements is set out in the hierarchy order of:

Hubs
Towns
Villages
Small Settlements

Survey work was undertaken in late 2016 and early 2017. This Initial Settlement Appraisal is informed by the following accompanying maps:

Accompanying Maps

Map 1: Settlement Context

Map 2: Local Landscape Policy Areas

Map 3: Built and Natural Environment

Map 4: Flooding and Contours

Map 5: Aerial Photograph

The following acronyms are used in the document:

ASSI Area of Special Scientific Interest

AONB Area of Outstanding Natural Beauty

LLPA Local Landscape Policy Area

SAC Special Area of Conservation

SLNCI Site of Local Nature Conservation Importance

SPA Special Protection Area

TPO Tree Preservation Order

Regional Policy Context

Regional Development Strategy (RDS) 2035

The RDS identifies Coleraine, Limavady, Ballycastle and Ballymoney as four out of twenty settlements identified as Hubs, below Belfast and Derry-Londonderry as Principal Cities, in the Region. Coleraine and Limavady are classified as the higher level Main Hub, with Ballycastle and Ballymoney identified as Local Hubs. The RDS states that Coleraine, Ballymoney, Ballycastle and Limavady have the potential to cluster as they are reasonably

well connected with journey times ranging from 20 minutes to just under one hour. It also states that the journey times to both Belfast and Derry-Londonderry increases the need for this cluster to be able to provide all the level 3 services as shown in the RDS's Diagram 2.2: The Hierarchy of Settlements and Related Infrastructure Wheel (see Figure 1 below).

Settlements below the level of hubs in the RDS are considered to lie in the rural area, where the RDS seeks to sustain rural communities living in smaller settlements and the open countryside.

The RDS Settlement Hierarchy Wheel provides guidance on the range of services and facilities that may reasonably be expected to be found in particular levels of settlements. Levels 1-3 are relevant to the Borough. The wheel will be used to help inform a settlement's position within the settlement hierarchy during the plan's preparation. The wheel does not address the Small Settlements category. An extract of the RDS Wheel is set out overpage.

Figure 1: RDS Settlement Hierarchy Wheel Extract



- Level 1 Villages
- Level 2 Urban Centres/
Smaller Towns
- Level 3 Regional Towns/
Clusters
- Level 4 Principal Cities

Existing Settlement Initial Analysis

1. Main Hubs

Coleraine

Coleraine is the largest town in the Borough with around 24,630 residents at 2015. The RDS acknowledges the town's strong district function with its wide range of services including the Causeway Hospital, which is an acute facility, and an Ulster University campus. Coleraine also has a Northern Regional College campus. The RDS also refers to Coleraine's good road and rail connections to both Belfast and Derry-Londonderry.

Coleraine has a wide range of services and facilities as befits its size, and its recognition as a Main Hub in the Borough. Northern Ireland's first Enterprise Zone was created in Coleraine, at which the Atlantic Link Enterprise Campus (ALEC) has recently been constructed. Coleraine also benefits from its proximity to the North Coast with its wide range of internationally recognised attractions. Employment sites are mainly located on the eastern side of the town, close to the main road network. The main publicly owned sports provision in Coleraine is located at Rugby Avenue in the south east of the town. Christie Park and Anderson Park provide informal recreation opportunities close to the town centre, and the Council's Leisure Centre is located in the town centre.

Coleraine grew in the mid 20th century and at the 2001 census its population was 23,700. The 2015 Mid Year estimate for Coleraine is 24,630, a small increase of 3.9% since 2001 compared to the town's population growth from 1981 to 2001 which was 22%. The town had a total of 9,409 households in 2001, which increased to 9,838 at the mid 2015 estimate (a 5% increase). Coleraine had a housing stock of 10,710 units at 1st January 2017.

The table below illustrates the notional housing allocation to Coleraine, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
1854	193	3393	3586	+ 1732	+ 93%

The town is bisected by the River Bann, with the majority of commercial activity on the eastern side. There are a number of environmental designations along the river, largely to the south of the Sandelford Bridge. This area is also influenced by a number of archaeological sites. The Binevenagh AONB lies to the north west of the town. The eastern side of the town is contained by the Ring Road, with the Greenhall Highway forming a boundary along part of the town's western limit. Mounssandel and Somerset forests lie on the southern side of the town, with Somerset separating the town from Castleroe.

The town centre contains an Area of Townscape Character, with a second at Lodge Road. There are twenty five LLPAs distributed throughout and around the town incorporating a range of characteristics. Mounssandel and the Ford to the south of the Sandelford Bridge are

Scheduled Historic Monuments, as is the Ballycairn Motte to the north of the town, with a Rath beyond the town to the west. There are various unscheduled monuments within and surrounding Coleraine, and the town contains an Area of Archaeological Potential. There is also a concentration of Listed Buildings in Coleraine’s historic core. ASSIs and SLNCIs occur in the vicinity of the River Bann. Areas affected by potential flooding occur along the course of the River Bann from both fluvial and tidal sources. Further areas of potential flooding are identified in the eastern side of Coleraine, to the north and in the vicinity of the railway line. There are a number of TPOs within and around Coleraine.

Limavady

Limavady is the Borough’s second largest town with an estimated population of 12,047 at 2015. The town also lies on the Key Transport Corridor between Belfast and Derry-Londonderry, as defined by the RDS.

Aghanloo, to the north of the town, was a World War II airbase for air patrols over the Atlantic, and is now Limavady’s main economic development location.

Limavady performs an important service centre function for the town and its hinterland largely along the Roe Valley, including its three secondary level schools and North West Regional College campus. Proximity to Derry-Londonderry and Coleraine draws some trade away from the town, but the town centre has established itself as an attractive shopping destination with a good mix of independent retailers. The Roe Park Resort, a 4 star hotel complex, lies to the west of the River Roe, while Drenagh House (a Grade A Listed Building) and Estate also provides wedding, conference and corporate facilities. Publicly owned recreation facilities are located at Scroggy Road and Roemill Road, and the Council’s Leisure Centre is located on Greystone Road. Informal recreation opportunities are provided by Blackburn Park in the town, and the Roe Valley Country Park along the River Roe to the south west of the town.

The town experienced significant population growth from 1971 to 2001, when its population reached 12,075. The 2015 Mid Year estimate population of 12,047 indicates a largely static population size in more recent times. Limavady comprised 4,099 households in 2001, and rose to 4,766 at the mid 2015 estimate (a 16% increase). Limavady had a housing stock of 5,182 units at 1st January 2017.

The table below illustrates the notional housing allocation to Limavady, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
1024	157	1388	1545	+ 521	+51%

The town is physically constrained by the River Roe and its floodplain to the north and west, and the Castle River to the east. The River Roe and Tributaries is a SAC and an ASSI. The A2/A37 Limavady bypass lies to the north and east of the town. The Drenagh Estate Historic Park, which contains a number of Listed Buildings, lies to the north of A37, with the

Roe Valley Country Park to the south west of the town. Limavady contains an Area of Archaeological Potential.

LLPAs are designated in the surrounding landscape to the north, west and east of Limavady. Scheduled Historic Monuments lie beyond the River Roe to the west of the town, and there are a number distributed within and around the town. TPOs are located on land to the north, south west and east of the town. Limavady's historic core has a concentration of Listed Buildings and is designated as an Area of Townscape Character.

The landform rises from the rivers, to a local ridgeline to the south of Limavady. Areas of potential flooding associated with the rivers occur close to but beyond the present settlement development limit, other than in relation to the recreation grounds to the north and west of the town which lie in the area affected by potential flooding. An area of flooding and potential flooding also occurs along Blackburn Park.

2. Local Hubs

Ballycastle

Ballycastle is an historic market and seaside town, and provides Rathlin Island with its ferry link to the mainland. The town centre has retained its charm as a market town, reflected in its Conservation Area status, its numerous Listed Buildings and its dominance by local independent shops. Ballycastle's coastal location in the north east of the Borough makes it relatively inaccessible compared to the rest of the Borough's hubs.

Ballycastle had an estimated population of 5,238 at 2015. The town's population witnessed substantial growth from 1971 to 2001, however, its population rose 3% between 2001 and 2015. Ballycastle had a total of 1,900 households in 2001, with an increase to 2,146 at the mid 2015 estimate (a 13% increase). Ballycastle had a housing stock of 2,763 units at 1st January 2017.

The town has a number of caravan and holiday parks, and second homes, which help swell its population for part of the year. Ballycastle is home to the Auld Lamma Fair in August each year. The Marine Hotel is a 3* hotel, and the town also has a number of restaurants. Employment sites are limited to Leyland Road. Publicly owned recreation facilities are located on Quay Road, with informal facilities at North Street. Improved sports facilities are being investigated at the new shared school campus at Ballycastle High and the Cross and Passion Schools. The Council's anticipated involvement in the provision of these facilities will make them suitable for community use.

The table below illustrates the notional housing allocation to Ballycastle, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
447	63	677	740	+ 293	+ 65%

The town lies within the Antrim Coast and Glens AONB and adjacent to the Causeway Coast AONB. The Tow River runs to the south of the town, before joining the Margy River on the town's eastern outskirts. Clare Park Historic Park lies to the north of the town, with the surrounding area notable for its archaeological sites, as is the area to the south and east of the town. Ballycastle contains an Area of Archaeological Potential. The Conservation Area extends southwards over the Tow Valley. Scheduled Historic Monuments lie to the north and east of the town, and there are numerous unscheduled monuments around the town. A number of ASSIs and SLNCIs occur along the coastline. The landform rises away from the coast towards the west, and also rises more steeply southwards away from the Tow River. Areas of potential flooding are identified in the vicinity of the Margy River and along part of the Tow River Valley. Further areas are identified to the north of Quay Road and Leyland Road areas.

Ballymoney

Ballymoney is an historic market town, with the town's development dating from the mid 17th century. Part of the town centre is a designated Conservation Area, and the recent Townscape Heritage Initiative scheme has helped reinforce the area's historic character.

Ballymoney provides a range of services and facilities to serve its population and large rural hinterland. This includes a Northern Regional College campus. The town also lies on the A26/A37 Belfast to Derry-Londonderry corridor, and on the railway line, with trains to Belfast taking approximately 1 hour 20 minutes. Employment sites are located in the southern half of the town, to the south west along Ballybrakes Road, and along the Ballymena and Garryduff Roads to the east. Publicly owned sports provision is located at the Joey Dunlop Centre along Garryduff Road, and the Riverside Park provides informal recreation opportunity.

The town's population experienced an increase of 11% from the early 1990s to 2001, when it stood at 9,009, and this high level of increase has been sustained, with the 2015 population of 10,393 representing a 13% increase since 2001. The town's households totalled 3,268 in 2001, and rose to 4,353 at the mid 2015 estimate (a 33% increase). Ballymoney had a housing stock of 4,695 units at 1st January 2017.

The table below illustrates the notional housing allocation to Ballymoney, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
952	192	1581	1773	+ 821	+ 86%

The Ballymoney River and its associated park, and the railway line effectively cut through the middle of the town. Connectivity has been improved with the construction of the walking and cycling bridge over the railway line in 2012. The Ballymoney bypass forms a physical boundary to the north and east, with the Leslie Hill Historic Park lying to the west.

Ballymoney contains an Area of Archaeological Potential. There are a number of LLPAs in and around the town, including an extensive area to the west associated with the Leslie Hill Estate, and along the Ballymoney River. The historic core of the town contains a concentration of Listed Buildings, and there is a Conservation Area over part of the town centre. TPOs are located in Charlotte Street and Kirk Road. There is one scheduled historic monument in the town centre and two in the eastern outskirts, with unscheduled monuments to the west and east and beyond the bypass to the north.

Areas of flooding are identified primarily along the course of the Ballymoney River, with smaller areas identified throughout the town. The landform rises gently away from the river corridor to the north west and south east.

3. Towns

Ballykelly

Ballykelly was largely developed by the London Company of Fishmongers in the 18th and 19th centuries. It lies to the north and south of Clooney Road, the A27 route between Limavady and Derry-Londonderry. The town has a range of services and facilities for both its population and the wider area, including the North West Independent Hospital, the Drummond Hotel and the recently constructed DAERA premises on part of the former MOD site. The development of the Second World War airfield to the town's north increased the town's size with the associated residential military quarters at Walworth. Ballykelly's population (excluding Walworth) has risen from 1,827 in 2001 to 2,103 in 2015, representing a 15% increase. Ballykelly (excluding Walworth) had 617 households at 2001, with an increase to 758 at the mid 2015 estimate. Walworth comprises a housing stock of 476 units. Using the household average of 2.5 occupants per dwelling, these additional units would increase the town's population by around 1000 assuming the majority of the former MOD units were occupied. Ballykelly had a housing stock of 783 units, with an additional 476 units at Walworth, making a total of 1,259 housing units at 1st January 2017.

As the MOD still occupied its lands when the Northern Area Plan was published in Draft form, there is no present planning policy acknowledgement of the main MOD site to the north of the town or the housing at Walworth, nor was any of the land incorporated into the settlement development limit, and the town's populations do not incorporate these areas. The LDP will allow this situation to be rationalised as the land is no longer in MOD ownership. The extent of the former MOD lands in the vicinity of Ballykelly is shown on the map series for the town.

The City of Derry Airport lies 9 kilometres to the west of the town. The Department for Infrastructure has announced the preferred route for the proposed Ballykelly bypass, which will provide a 4.2 kilometre dual carriageway to the south. However, there is no funding currently available and, therefore, there are no immediate plans for its construction.

The table below illustrates the notional housing allocation to Ballykelly, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
245	24	301	325	+ 80	+ 33%

Ballykelly contains an Area of Archaeological Potential. There are a number of Listed Buildings distributed throughout the town, but concentrated in the historic core. LLPAs are also associated with these, and with Ballykelly Glen. Scheduled historic monuments lie on the north and south of Station Road. A Tree Preservation Order lies around the Manse, to the south of Main Street.

The landform rises to the south. The route of the proposed bypass lies to the south of Ballykelly and is approximately 100 metres at its closest point to the existing development limit. Areas likely to be affected by potential flooding largely lie to the north of Ballykelly on the flat land within the former MOD lands. Potential flooding may also occur along Station Road and Plantation Road.

Bushmills

Bushmills lies within the Causeway Coast AONB, and is famous for its 'Old Bushmills Whiskey' and proximity to the 'Giant's Causeway'. The northern and eastern parts of the town also abut the Distinctive Landscape Setting to the Giant's Causeway and Causeway Coast World Heritage Site.

Bushmills functions as a gateway to the Causeway Coast catering for visitors and acting as a service centre for the surrounding rural area. Bushmills has largely retained its market town character, and the town centre is designated as a Conservation Area with nearly 90 Listed Buildings. The Old Bushmills Distillery is an important local employer. The range of services and facilities in the town reflects its role as an important tourist centre, with the 4* Bushmills Inn, and a number of restaurants. A caravan park lies to the south beyond the development limit. The 2001 Census recorded a population of 1,314. The 2015 Mid Year population estimate indicates the town's population had reduced slightly to 1,292. The town had 492 households at 2001, which increased to 600 at the mid 2015 year estimate, representing an increase of 22%. Bushmills has a housing stock of 913 units at 1st January 2017.

The table below illustrates the notional housing allocation to Bushmills, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit	Surplus/Deficit % of Allocation
108	14	177	191	+ 83	+ 77%

Bushmills contains a large number of Listed Buildings, concentrated along its Main Street, but also throughout the town, and in the countryside beyond the town to the north east. Bushmills contains an Area of Archaeological Potential and there are unscheduled historic monuments surrounding the town to the west, south and east. Much of Bushmills is also covered by LLPA designations.

Areas likely to be affected by potential flooding occur within the town and the surrounding land to the north associated with the Bush River and on land to the west, south west, and east of the town. The landform rises to the east.

Cushendall

Cushendall lies within the Antrim Coast and Glens AONB on the A2 Coast Road, which is known as an attractive tourist route. Much of the town's 19th century character remains, and the town centre is designated as a Conservation Area. The town functions as the "Capital" of the Eastern Glens, and is a popular tourist destination. The town's population at 2001 was 1,241, with its 2015 Mid Year estimate at 1,276 (a 3% increase). Cushendall comprised 464 households in 2001, with 485 households in 2015 (a 4% increase). Cushendall had a housing stock of 620 units at 1st January 2017.

The town is home to Red Bay Boats, which manufactures specialist traditional wooden-clinker boats serving the European market. There are two caravan parks outside of the development limit.

The table below illustrates the notional housing allocation to Bushmills, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit	Surplus/Deficit % of Allocation
102	9	103	112	+ 10	+ 10%

The historic core of Cushendall lies on the north side of the River Dall, with more recent development to the south and along the coastline. Cushendall's Conservation Area contains

many Listed Buildings and is an Area of Archaeological Potential. There are also some Listed Buildings in the southern part of the town. Four LLPAs are designated around the town, reflecting its attractive landscape and historic setting. A scheduled historic monument lies to the north of High Street. The River Dall is designated as an ASSI.

The landform rises westwards away from the coast and the River Dall lies in a distinct valley with the land rising steeply to the north and south west. The land to the south of the river rises more gently. Areas potentially affected by flooding are limited to those close to the River Dall within its valley, with a more extensive area on flatter land nearer the coast. The coastline is also potentially affected by flooding.

Dungiven

Dungiven lies on the northern edge of the Sperrin AONB and to the north and east of the River Roe. Dungiven Castle originates from the 17th century, but was substantially rebuilt in the 19th century. The castle is now a school.

Dungiven is an important centre for the surrounding rural hinterland providing a range of services and facilities, but the quality of the town centre environment is undermined by the A6 which presently passes through the town, linking Belfast to Derry-Londonderry. Work on the A6 dual carriageway, to the south of the town, has recently commenced and is scheduled to take up to four years to complete.

The town's population of 2,988 at 2001 has increased to 3,286 at the 2015 Mid Year estimate, an increase of 10%. The town comprised 1009 households in 2001, with 1,170 in 2015 – an increase of 16%. Dungiven had a housing stock of 1,198 units at 1st January 2017.

The table below illustrates the notional housing allocation to Dungiven, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
253	18	531	549	+ 296	+ 117%

The majority of Dungiven lies to the north and east of the A6, with development to the south and west inhibited by topography, the AONB designation, and the River Roe and its floodplain. The landscaped grounds of Dungiven Castle Park provide an attractive foreground setting to the castle in views from the south. Pellipar demesne lies to the north west of the town beyond Ballyquin Road. Dungiven contains an Area of Archaeological Potential.

Garvagh

Garvagh was founded in the early 17th century during the Plantation. The Agivey River lies predominantly to the east of the town, along with Garvagh Forest. The local landscape to the north, east and west of the town is designated as LLPAs.

Garvagh's historic core and its town centre is distinctive in its linear form, and provides a range of services and facilities to meet the town's and its rural hinterland's needs. Employment sites are distributed through the town.

The town's population at 2001 was 1,278, and estimated to be 1,284 at 2015. Garvagh had 499 households in 2001, with an estimated 535 households in 2015 (a 7% increase). Garvagh had a housing stock of 554 units at 1st January 2017.

The table below illustrates the notional housing allocation to Garvagh, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
100	0	201	201	+ 101	+ 101%

Garvagh has a number of Listed Buildings, mostly located along Main Street. It contains an Area of Archaeological Potential. There are a number of unscheduled monuments throughout the town and its surrounding area, although they are located mainly in the northern half. The rath, in the west, beyond the development limit, is a Scheduled Historic Monument, and the area also contains a TPO. Other TPOs occur on the south western part of the town. Areas affected by potential flooding occur along the course of the Agivey River, including part of Main Street. The landform rises to the west, south and east with a series of localised summits.

Kilrea

Kilrea was founded in the early 17th century during the Plantation on the local plateau around The Diamond. The River Bann lies to the east of the town and provides local employment opportunities from the associated fish farms. The town centre is focused around The Diamond, with the majority of services and facilities located on Maghera Street. Local employment opportunities are distributed throughout the town. The route of the disused railway lies to the west and south of the town.

Kilrea's population at 2001 was 1,509, with a rise to 1,679 at the mid 2015 estimate, which represents an 11% increase from 2001. A total of 589 households were recorded in 2001,

with an increase to 667 in 2015 – a 13% increase. Kilrea had a housing stock of 706 units at 1st January 2017.

The table below illustrates the notional housing allocation to Kilrea, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
116	32	260	292	+ 176	+ 152%

LLPAs and SLNCIs lie to the north and south of the town on its eastern side, with Washing Lough and the golf course also identified as a LLPA. TPOs lie close to or abut the settlement development limit in two locations. A SLNCI is designated around the Mill Brook area, with three others in the south and south east of the town, all beyond the present settlement development limit.

Kilrea contains an Area of Archaeological Potential, and unscheduled sites are located beyond the town centre. There are a number of Listed Buildings in the historic core of the town.

Areas affected by potential flooding lie along the vicinity of the River Bann to the east of Kilrea. The town itself appears to be unaffected by potential flooding, being located on higher land.

NI Water has indicated the water treatment works at Kilrea are at or reaching capacity for local development plan purposes.

Portrush

Portrush's development arose from its attraction as a seaside resort following the arrival of the railway from Belfast in the mid 19th century. The town remains a popular destination for day trippers and visitors, drawn to its attractive natural setting and the range of activities on offer. There is a range of types of visitor accommodation in the town, including hotels, Bed and Breakfast accommodation, second homes, and caravans parks are located around its periphery. The town is served by a railway station, with the line connecting it to Coleraine via the Ulster University Halt. Portrush contains a range of services and facilities, catering both for its residents and for the tourist market, and has a strong catering and evening time sector, reflective of its popularity throughout the year. Royal Portrush Golf Club hosted the Irish Open in 2012, and is the host for the 2019 British Open.

Portrush's population at 2001 was 6,372, with the 2015 Mid Year estimate at 6,442 (a 1% increase). The town had 2,489 households in 2001 and 2,821 in 2015 (a 13% increase). Its

population swells during the holiday periods with second home owners, caravan owners, tourists and visitors. Portrush had a housing stock of 4,349 units at 1st January 2017.

The table below illustrates the notional housing allocation to Portrush, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
538	162	888	1050	+ 512	+ 95%

Portrush is constrained by its location on a peninsula, and by the coastline to the west and east. The Causeway Coast AONB lies to the east, and LLPAs and SLNCIs lie on the northern side of the Ballyreagh and Bushmills Roads. The Coleraine to Portrush railway line lies to the west of the town. Portrush contains an Area of Archaeological Potential. There are scheduled and unscheduled historic monuments in the Peninsula. The Peninsula contains a number of Listed Buildings, and part is designated as an Area Of Townscape Character. Further Listed Buildings and archaeological sites lie to the south of the town beyond the development limit.

The Peninsula's coastline is also designated as an ASSI, as is West Strand. The Skerries and Causeway SAC lies offshore. The Causeway Coast AONB lies to the east of Portrush. The coastline to the west is designated as a SLNCI.

The coastline is identified as an area liable to potential flooding, with an area behind the coast to the east of the town in the golf course. Further areas lie within the town to the south, and beyond the development limit to the west and south west. The landform rises southwards away from the coast.

Portstewart

Portstewart is an attractive seaside town, founded in 1792, with associated beach, Portsewart Strand, owned by the National Trust. The proximity of the Ulster University campus led to a high student population in the town up until the early 2000s, and the town is affected by the second home housing market. The range of tourist accommodation is more limited in Portstewart than in Portrush. Portstewart provides a range of services and facilities for its residents and the tourist market, and has a strong catering and evening time sector. As with Portrush, the town's population swells during holiday periods, but is also influenced by the student population. Portstewart Golf Club hosted the Irish Open golf tournament in 2017.

Portstewart's population at 2001 was 7,803, with an increase to 8,029 at 2015 (a 3% increase). The town had 3,048 households in 2001, with 3,345 at 2015 (a 10% increase). Portstewart had a housing stock of 5,078 units at 1st January 2017.

The table below illustrates the notional housing allocation to Portstewart, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
585	274	1065	1339	+ 754	+ 129%

The town is constrained by the coastline to its west and north, the Coleraine to Portrush railway line to the east, where an area of flooding occurs. Portstewart contains an Area of Archaeological Potential, and there are a number of scheduled and unscheduled historic monuments within and beyond the town. Listed Buildings are concentrated in the historic core, with a number to the south east of the town beyond the development limit. LLPAs are designated along the coastline and to the west and east of the town, and also contain a number of SLNCIs. SACs also lie offshore. Binevenagh AONB extends slightly into Portstewart on its western side. The coastline is affected by areas of potential flooding, as is an area to the east in the vicinity of the railway line. The landform rises gently towards the south east.

4. Villages

Armoy

Armoy is an attractive village located on the route of the River Bush and close to Glenshesk and Glentaisie. Its core is designated as an Area of Village Character. The village is also close to the Dark Hedges, popularised by the Game of Thrones television series.

The village has a range of services and facilities concentrated on Main Street including a riverside park, filling station, shops and two primary schools.

The village's population in 2001 was 414, with an estimated 498 at 2015, representing a 20% increase. There were 155 households in 2001 with 189 households in 2015 – an increase of 22%. The village had a housing stock of 199 dwellings at 1st January 2017.

The table below illustrates the notional housing allocation to Armoy, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
33	5	33	38	+ 5	+ 15%

A LLPA is designated in the village, focussed on the Bush River and four of Armoy's Listed Buildings. An Area of Townscape Character is designated along Main Street and the park, and also incorporates Listed Buildings.

The landform is relatively flat, and areas potentially affected by flooding lie close to the Bush River with a more extensive area to the east beyond the village.

NI Water has advised that the Armoy Water Treatment Works has insufficient capacity for local development plan purposes.

Articlave

Articlave lies to the west of the Articlave River, between Coleraine and Castlerock. It has a range of services and facilities located along St Paul's Road, including a filling station, shops and a public house. Its primary school is located to the west of the village, between it and Castlerock, and serves both villages.

Articlave's population in 2001 was 801, and estimated to be 920 in 2015, an increase of 15%. The village had 312 households in 2001, with 370 in 2015, an increase of 18%. The village had a housing stock of 427 units at 1st January 2017.

The table below illustrates the notional housing allocation to Articlave, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
59	1	31	32	- 27	-46%

The river corridor is designated as a LLPA, within which lies an unscheduled monument. Articlave's two churches are Listed, as is Dartress Bridge to its south. Areas potentially affected by flooding occur along the course of the Articlave River. Land rises to the south of the village.

Ballintoy

Ballintoy lies within the Causeway Coast AONB and close to some of the major tourist attractions along the north coast, which is reflected in the village's range of services and facilities, which include public houses although it has no permanent shop, or primary school. The village lies along the B15 Coast Road and displays a strong linear form. The area around Ballintoy has a number of locations that have been popularised by the Game of Thrones television series.

Ballintoy had a population of 165 in 2001, which reduced to 150 in the 2015 Mid Year estimate, a reduction of 9% from the 2001 figure. The number of households remained static between these years at 61. The village had a housing stock of 74 units at 1st January 2017.

The table below illustrates the notional housing allocation to Ballintoy, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
10	1	41	42	+ 32	+ 320%

Ballintoy contains two Listed Buildings, and there are a number of unscheduled archaeological sites to the higher land to the south beyond the village. A SLNCI lies beyond its eastern edge. LLPAs surround the village and extend into its eastern part. Part of Main Street lies within an Area of Archaeological Potential. The area in the eastern part of the village adjacent to the stream is potentially affected by flooding. Flat land lies to the north of the village, and the landform rises steeply to the south and east.

Ballybogy

Ballybogy lies at the junction of Ballybogy Road and Ballindreen Road between Coleraine and Ballymoney. Its services and facilities are located along Ballybogy Road, which include

a shop, filling station and takeaway, and are enhanced by its position on a road link between the two towns.

Ballybogy had a population of 258 in 2001, and an estimated 539, with 93 households in 2001 and 209 in 2015, representing increases of 108% and 125% respectively. Ballybogy had a housing stock of 235 units at 1st January 2017.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
18	3	6	9	- 9	- 50%

The Burn Gushet lies to the east of the village beyond the Ballybogy Road and provides an attractive landscape, which is reflected in its LLPA designation. The village itself appears to be unaffected by potential flooding, although some occurs along the burn. The landscape is relatively flat.

Ballyvoy

Ballyvoy lies within the Antrim Coast and Glens AONB in two separate parts – one around the majority of the village’s school, sports facilities and shop, and the second largely along Blackrock Road with the public house.

Ballyvoy had a population of 72 in 2001, with 167 at the mid 2015 year estimate (an increase of 131%), with 26 households in 2001 and 65 at 2015 (an increase of 150%). The village had a housing stock of 69 units at 1st January 2017.

The table below illustrates the notional housing allocation to Ballyvoy, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
6	0	0	0	- 6	- 100%

St Patrick’s Church is a Listed Building, and there are a number of unscheduled archaeological sites both in the village and to its west. An ASSI abuts the village to the east, and the surrounding landscape is also designated as LLPAs. The stream that passes through the village causes potential flooding. The village is contained by higher land to the north, south and east.

NI Water has advised that the Ballyvoy Water Treatment Works has insufficient capacity for local development plan purposes.

Balnamore

Balnamore developed as a mill village in the 19th century, with the mill complex (a Listed Building) still evident in the south of the village. Balnamore has grown northwards from the mill and contains a primary school, and shop, and Harmony Hill Country House.

The village's population in 2001 was 696, with 252 households. A rise in 2015 to a population of 900 and 342 households, represented 29% and 36% increases respectively, and a reflection of the significant housing development that occurred in Balnamore over this period. There were 355 housing units in the village at 1st January 2017.

The table below illustrates the notional housing allocation to Balnamore, completions in the town from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
48	1	126	127	+ 79	+ 164%

Balnamore House lies to the east of the village, and is a Listed Building, with O'Hara Brook, an historic park located along the Ballymoney River to the south of Balnamore Road. Balnamore House, Balnamore Mill, O'Hara Brook and the land along the Ballymoney River lie within a LLPA. The landscape is generally flat, and some flooding occurs along the course of the river.

Bellarena

Bellarena lies to the north of the Bellarena railway station along the Seacoast Road. The village contains two shops and a community play groups, with two primary schools approximately 1–2 kms beyond the settlement development limit, one to its north and one to the south of the railway line.

Bellarena had a population of 291 in 2001, which an increase to 332 in the mid 2015 estimate (a 14% increase). A total of 98 households were recorded in 2001, with 125 in 2015 (a 27% increase). The village had 132 residential units at 1st January 2017.

The table below illustrates the notional housing allocation to Bellarena, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
25	0	38	38	+ 13	+ 52%

The village lies within the Binevenagh AONB. It lies in a flat landscape, and the land, particularly to the west of the road, is potentially affected by flooding.

Burnfoot

Burnfoot lies adjacent to the River Roe, and contains a filling station, shops and a primary school.

The village had a population of 195 in 2001, and 239 in 2015 (an increase of 22%), with 65 households in 2001 and 92 in 2015 (an increase of 41%). Burnfoot had 92 residential units at 1st January 2017.

The table below illustrates the notional housing allocation to Burnfoot, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
14	0	61	61	+ 47	+ 336%

Three LLPA designations encompass the village. The landscape rises westwards from the River Roe, which has an extensive potential area of flooding and, to a lesser extent, along the Bovevagh River.

Castlerock

Castlerock is a popular coastal village and holiday destination, with its accessibility improved by its location on the main Belfast railway line. Its facilities and services are mostly located on Main Street and Sea Road and include shops and two public houses, with Castlerock Golf Course located off Circular Road. Castlerock's primary school lies outside the village, between it and Articlave. Three caravan parks lie outside the settlement development limit.

The historic part of the village lies to the north of the railway line with more recent development to the south, where there are fewer physical constraints.

Castlerock had a population of 1,326 in 2001, with an estimated population of 1,287, a reduction of 39 (2%). There were 517 households in 2001, and 563 in 2015, an increase of 46 (9%). There were 835 residential units within the village at 1st January 2017.

The table below illustrates the notional housing allocation to Castlerock, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
95	5	132	137	+ 42	+ 44%

The village lies within the Binevenagh AONB. There are a number of Listed Buildings distributed throughout the village, and beyond, including those associated with the historic Downhill Demesne, a major tourist attraction owned by the National Trust.

There are a number of scheduled historic monument areas to the west and east of the village. The beach and golf course and the area around Sunnyvale to the south east of the village lie within LLPAs. The beach lies within the Bann Estuary ASSI and SAC, and the fluvial (river) and tidal flood areas. Land rises to the south of the village.

Castleroe

Castleroe lies to the south of Coleraine on the southern bank of the River Bann. Its proximity to Coleraine has led to it becoming an attractive alternative residential location to the town, in a village setting but with good links to the town and its services and facilities. The village contains a nursery school and primary school, and some employment opportunities, although it does not contain any shops, influenced by its proximity to Coleraine. The former Spanboard site to the south of the River Bann remains vacant.

Castleroe had a population of 329 in 2001, and an estimated 470 in 2015, a significant increase of 141 (43%). Household numbers increased from 128 in 2001 to 179 (40%). There were 247 residential units in the village at 1st January 2017.

The table below illustrates the notional housing allocation to Castleroe, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
24	39	45	84	+ 60	+ 250%

The village is constrained by the presence of the River Bann to its north, and by Somerset Forest to its west. The river corridor and the forest are both LLPAs, and these areas are also affected by potential flooding. Land rises to the south of the village.

Cloughmills

Cloughmills has a good range of services and facilities including shops, public houses, local employment opportunities, a medical centre and a primary school distributed largely along Main Street. However, recreational facilities are limited, with the village having no formal playing pitch provision.

Cloughmills had a population of 1,224 in 2001, with 1,309 at the 2015 Mid Year estimate (a 7% increase). There were 433 households in 2001, and 514 in 2015 – a 19% increase. There were 529 residential units in the village at 1st January 2017.

The table below illustrates the notional housing allocation to Cloughmills, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
107	13	56	69	- 38	- 36%

The majority of the village lies to the north of Cloughmills Water, part of which is designated as a LLPA due to its presence and its associated historic industrial heritage buildings. There are a number of unscheduled archaeological sites to the west of the village beyond its present settlement development limit. Cloughmills contains an Area of Archaeological Potential.

The surrounding landscape is characterised by drumlins that help contain the village, and helps limit the extent of potential flooding from the river.

Dervock

Dervock lies on the banks of the Dervock River and to the west of the former Ballymoney to Ballycastle railway line. The village provides a range of services and facilities including a filling station, shops, public houses, cafes, local employment opportunities and a primary school.

Dervock's population in 2001 was 600 and 714 in 2015, an increase of 19%. Households increased from 217 in 2001 to 302 in 2015, an increase of 39%. There were 347 residential units in the village at 1st January 2017.

The table below illustrates the notional housing allocation to Dervock, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
57	7	233	240	+ 183	+ 321%

The landscape rises gently from the river, and existing development appears to be largely unaffected by potential flooding events, other than in the vicinity of the bridge and Toberdoney Road. Dervock contains an Area of Archaeological Potential. The northern and

eastern parts of the village lies within part of a LLPA, with a further LLPA to the south and west beyond the village. There are two TPOs in the village.

NI Water has advised that the Dervock Water Treatment Works has insufficient capacity for local development plan purposes.

Drumsurn

Drumsurn comprises two parts, with the main residential part of the village, shop and public house to the north, and the village primary school to the south along Drumsurn Road.

Drumsurn had a population of 357 in 2001, with 459 residents in 2015 (an increase of 28%), and 120 households in 2001 increasing to 161 in 2015 (an increase of 34%). Drumsurn had 182 residential units at 1st January 2017.

The table below illustrates the notional housing allocation to Drumsurn, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
30	10	123	133	+ 103	+ 343%

There are two unscheduled monuments in the northern part of the village, and a third to the west. A SLNCI lies to the east of the southern part of the village. The former Limavady to Dungiven railway line lies to the west of the northern part of the village.

Castle River lies to the west and south of the village and some areas close to the village, particularly its northern part, have the potential to flood. Drumsurn contains an Area of Archaeological Potential.

Dunaghy

Dunaghy was designated a Hamlet in the Draft Northern Area Plan due to its position within the Lignite Resource Area. At the Independent Examination, the Department advised that Dunaghy's facilities were in line with a village, however, no specific housing allocation was attributed to the village. It was designated as a Village in the adopted Plan. Dunaghy's services and facilities include a primary school, filling station, shop and local employment opportunities.

Dunaghy had a population of 420 in 2001, with 152 households. The mid 2015 estimated population was 391 with 149 households, representing decreases of 7% and 2% respectively. The village had 159 residential units at 1st January 2017.

The table below illustrates the notional housing allocation to Dunaghy, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
0	1	34	35	+ 35	+ 350%

Dunaghy's position in the Lignite Resource Area acts as a planning policy constraint on its growth. There are two scheduled historic monuments to the south east of the village beyond the settlement development limit. The landform is relatively flat with a rise from the west to the east. There is an area of potential flooding associated with Ballymoney River to the western part of the village.

Dunloy

Dunloy has a variety of services and facilities mainly concentrated along Main Street and Bridge Street, including shops, a filling station, a public house, cafes, takeaways and local employment opportunities.

Dunloy's population at 2001 was 1044, with its 2015 Mid Year estimated population at 1,215, an increase of 16%. Households totalled 378 in 2001, with 389 in 2015, an increase of only 3%. The village had a housing stock of 398 units at 1st January 2017.

The table below illustrates the notional housing allocation to Dunloy, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
100	0	181	181	+ 81	+ 81%

There are two scheduled historic monument areas outside the village, and a number distributed throughout the village and its immediate area. A SLNCI lies close to the village at Tullaghan's Road. The landscape rises from the east to west and appears to be unaffected by potential flooding.

NI Water has indicated the water treatment works at Dunloy are at or reaching capacity for local development plan purposes.

Macosquin

Macosquin lies to the south west of Coleraine, off the A37 road. The village services and facilities include a pre-school playgroup, a primary school, a shop and post office, allotments and a public house.

Macosquin's population at 2001 was 594, with 614 residents estimated at 2015 (an increase of 3%). There were 232 households in the village at 2001, with 247 at 2015 (a 6% increase). The village had a housing stock of 249 units in the village at 1st January 2017.

The table below illustrates the notional housing allocation to Macosquin, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
48	0	103	103	+ 55	+ 114%

Macosquin contains an Area of Archaeological Potential, and a number of scheduled and unscheduled historic monuments both within and around the village.

The village sits to the north of the Macosquin River which, along with the Listed Buildings and scheduled historic monument areas to its north, provide the historic core of the village and an attractive setting. This area, and the area to the west of the village including Ardvarness House and Pipers Hill, are identified as LLPAs.

The village is constrained by the Macosquin River and A37 road to the south and east, and by built and natural heritage features to the west. Part of the village in proximity to the river is potentially affected by flooding. The land rises along Ringrash Road to the west and to the south west along the Dunhill Road.

Loughquile

Loughquile has a range of services and facilities including shops, a public house and local employment opportunities, mainly located on Corkey Road and at the Millennium Centre. The village school lies to the north of the village on Shelton Road.

Loughquile's population at 2001 was 321, with 116 households, with an increase in both to 396 residents and 128 households in 2015 (23% and 10% increases respectively). The village had 128 residential units at 1st January 2017.

The table below illustrates the notional housing allocation to Loughquile, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
21	4	43	47	+ 26	+ 124%

The historic core of Loughguile lies within a LLPA and includes a standing stone and the former school (a Listed Building).

The land to the west of the village is relatively flat, whilst the land to the east rises beyond the present village. Land to the north of the Millennium Centre is identified as having potential to be affected by flooding, as is land to the south of Lough Road. NI Water has indicated the water treatment works at Loughguile are at or reaching capacity for local development plan purposes.

Rasharkin

Rasharkin has a range of services and facilities distributed generally throughout the village, including two primary schools, a health centre and local employment opportunities.

The village had a population of 855 in 2001, and 309 households. The 2015 Mid Year estimated population was 1,114, with 394 households, representing increases of 30% and 27% respectively. Rasharkin had a total of 421 residential units/housing stock at 1st January 2017.

The table below illustrates the notional housing allocation to Rasharkin, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
76	22	175	197	+ 121	+ 159%

A LLPA lies to the east of the village, with a smaller, second LLPA around the Glebe which contains two Listed Building and an unscheduled archaeological site. There are further unscheduled archaeological sites within and around the village. The land rises to the east of the village, and there is a SLNCI to the north and south of Duneany Road which incorporates Drumbolcan Fort, an unscheduled archaeological site. The village appears to be unaffected by potential flooding.

Stranocum

Stranocum has a range of services and facilities within the village, including a filling station, a shop, playing facilities and employment opportunities. The local primary school lies outside the village to its north on the Ballinlea Road.

The village had a population of 285 at 2001, and 103 households. The 2015 Mid Year estimates indicate a population of 297 and 110 households, representing increases of 4% and 7% respectively. The village had a housing stock of 117 units at 1st January 2017.

The table below illustrates the notional housing allocation to Stranocum, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
25	9	76	76	+ 51	+ 204%

The north, east and south of the village is designated as a LLPA with the northern part extending into the settlement development limit. There is an unscheduled archaeological site to the south of the village. The landform rises from the north west of the village along the River Bush towards the south east, with a rath located on a local summit. The land to the north west of the village is more extensively affected by potential flooding, with the extent more localised along the river corridor to the east of the village. NI Water has advised that the Stranocum Water Treatment Works has insufficient capacity for local development plan purposes.

Feeny

Feeny has a range of services and facilities within the village, including a medical centre, and a primary school beyond the settlement development limit to the south east along Glenadra Road.

Feeny had a population of 534 in 2001, with 180 households. This increased in 2015 to 690 residents and 243 households, increases of 29% and 35% respectively. The village had a housing stock of 254 units in 1st January 2017.

The table below illustrates the notional housing allocation to Feeny, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
42	11	112	123	+ 81	+ 193%

The landscape to the south east of the village lies in a LLPA, which includes two scheduled archaeological sites, a Listed Building and two unscheduled archaeological sites. The Sperrin AONB also extends into this area. Further unscheduled sites lie to the north of the village. The village lies between Attcattan Glen in the south east to beyond the village and a local ridge in the north west. The village appears to be unaffected by potential flooding. Feeny contains an Area of Archaeological Potential.

Foreglen

Facilities in Foreglen include a shop, public house, sports facilities and a primary school. The village lies immediately to the south of the Glenshane Road, which forms a strong physical barrier.

The village had a population of 285 residents in 2001 and 96 households. Based on the 2015 Mid Year estimates, the village experienced a decrease in both its residents and households to 261 and 88, a reduction of 8% for both. Foreglen had a housing stock of 91 units at 1st January 2017.

The table below illustrates the notional housing allocation to Foreglen, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
25	2	48	50	+ 25	+ 100%

A LLPA, incorporating an unscheduled archaeological site beyond the limit, lies to the west of the village and extends into the settlement development limit. The village is located on relatively flat land, with the landform rising to the south. The area to the south of the village is affected by potential flooding including land within the settlement development limit.

Greysteel

Greysteel has a range of services and facilities, including a primary school, a filling station, shops, public houses and the Vale Centre which provides local employment opportunities. The majority of the services and facilities lie on the northern side of Clooney Road, the main road through the village, while most of its housing lies to the south.

The village had 1,224 residents and 413 households at 2001, with 1,454 residents and 526 households at the 2015 Mid Year estimates, representing increases of 19% and 27% respectively. Greysteel had a housing stock of 557 units at 1st January 2017.

The table below illustrates the notional housing allocation to Greysteel, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
89	29	78	107	+ 18	+ 20%

Greysteel Glen separates the housing and is designated as a LLPA, with a second LLPA on the western edge of the village which contains a scheduled historic monument beside the settlement development limit. The landform rises steeply to the south of the village whereas the land to the north of Clooney Road is relatively flat and affords views across Lough Foyle towards Donegal. Potential flooding is limited to the land in the vicinity of Greysteel Glen.

Mosside

Facilities in Mosside include two shops, a filling station, play facilities and a community centre.

The village had 270 residents in 2001, with 101 households, with an increase to 297 residents and 134 households at the 2015 Mid Year estimates, an increase of 10% and 33% respectively. The village had a housing stock of 164 units at 1st January 2017.

The table below illustrates the notional housing allocation to Mosside, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit of the Allocation	Surplus/Deficit % of Allocation
30	3	122	125	+ 95	+ 317%

There are two LLPAs in the village, one along the River Lubach valley and the second on the western approaches to the village, which includes a Listed Building. There is a second Listed Building on Main Street. A number of unscheduled archaeological sites lie to the west of Mosside beyond the settlement development limit. The landform around Mosside is relatively flat, and there is potential flooding along the course of the River Lubach.

NI Water has advised that the Mosside Water Treatment Works has insufficient capacity for local development plan purposes.

Waterfoot

Waterfoot has a range of services and facilities including a primary school, shops, public houses, and local employment opportunities mainly located along Main Street. Two caravan parks lie outside the settlement development limit.

Waterfoot had a population of 507 in 2001, and 189 households. The 2015 Mid Year estimates indicated a population of 524 and 204 households, increases of 3% and 8% respectively. The village had a housing stock of 241 units at 1st January 2017.

The table below illustrates the notional housing allocation to Waterfoot, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit	Surplus/Deficit % of Allocation
32	1	56	57	+ 25	+ 78%

Waterfoot lies within the Antrim Coast and Glens AONB. A number of LLPAs encircle the village. Listed Buildings and unscheduled archaeological sites are located within the village or to its immediate east, with a scheduled historic monument beyond Waterfoot to its south. The village sits on a flat coastal landscape, with the land rising steeply to the west beyond Glenariff Road. The land to the east of Main Street and the land along the Glenariff River is affected by potential flooding. Waterfoot contains an Area of Archaeological Potential.

Portballintrae

Portballintrae has a range of services and facilities that cater for residents and visitors' needs including a shop, a hotel and a golf course, which offer local employment opportunities. There is also a caravan park outside the settlement development limit.

Portballintrae had a population of 771 residents and 301 households in 2001, with a reduction to 601 residents but a small increase to 306 households at the 2015 Mid Year estimates, representing a decrease of 22% in terms of its residents and an increase of 2%. Portballintrae's housing stock at 1st January 2017 was 759 units.

The table below illustrates the notional housing allocation to Portballintrae, completions from 2012 and the remaining potential housing capacity based on the Northern Area Plan Settlement Development Limit.

Housing Allocation 2012-2030	Completions 01.01.12-01.04.17	Remaining Housing Capacity	Overall Total	Surplus/Deficit	Surplus/Deficit % of Allocation
51	30	35	65	+ 14	+ 27%

The village lies within the Causeway Coast AONB, and the northern and eastern parts abut the Distinctive Landscape Setting to the Giant's Causeway and Causeway Coast World Heritage Site. The landscape to the north, west and east of the village is designated as LLPAs. There are a number of Listed Buildings and Scheduled Ancient Monuments within and abutting the village, and further Listed Buildings and unscheduled archaeological sites beyond it. There is a small Area of Townscape Character in the village. There are also ASSIs around part of the Bay, and to the east of the village. The coast is a SAC.

The landform rises from the coastline southwards towards the A2 road, with a local ridge to the east in the Bushfoot area. Potential flooding is associated with both the sea and the River Bush.

5. Small Settlements

The total potential housing allocation for the Small Settlements category is 234 over the period 2012-2030.

Ardgarvan

Ardgarvan has a playing field. It had an estimated 108 residents, with 48 households at the 2015 Mid Year estimates. It had a housing stock of 53 units at 1st January 2017. There are no environmental designations affecting Ardgarvan although the River Roe and the Roe Valley Country Park lie to the west, along which there are areas potentially affected by flooding. NI Water has advised that the Ardgarvan Water Treatment Works has insufficient capacity for local development plan purposes.

Artikelly

Artikelly has a shop and playing pitch to meet residents' day to day needs. It lies adjacent to the employment opportunities at Aghanloo – the main economic development land allocation for Limavady. The 2015 Mid Year estimates indicate a total of 309 residents and 111 households in Artikelly. It had a housing stock of 112 units at 1st January 2017. A Scheduled Historic Monument lies to the east, with an unscheduled monument to the south. The landform is relatively flat, with an extensive area of land potentially affected by flooding to the lower land to the south by the River Roe. NI Water has advised that the Aghanloo Water Treatment Works has insufficient capacity for local development plan purposes.

Ballyrashane

Ballyrashane includes Ballyrashane Creamery which is an important employer in the wider area. It has a limited range of services and facilities to meet its residents' day to day needs. Ballyrashane had a housing stock of 17 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Ballyrashane had an estimated population of 42 residents at January 2017. A LLPA lies to the south and east, and incorporates Listed Buildings both within and beyond the settlement development limit, and a number of unscheduled archaeological sites. The landform rises gently towards the east, and areas of land potentially affected by flooding lie to the north, west and east.

Ballytober

Ballytober has a small primary school. It had a housing stock of 32 units at January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Ballytober had an estimated population of 80 residents at 1st January 2017. The landform is flat. Areas potentially affected by flooding extend from the north west into Ballytober and occur in the east beyond it also.

Bendooragh

Bendooragh has no services or facilities such as a shop or school. It had 622 residents in 2001 with 217 households at the 2015 Mid Year estimates. The housing stock was 215 units at 1st January 2017.

Its landform is relatively flat, with potential flooding associated with Bendooragh Burn which lies to the south of the settlement.

Boleran

Boleran is identified as three parts, and contains a primary school and play park. It had a population of 142 and 47 households at the 2015 Mid Year estimate, and a housing stock of 57 units at 1st January 2017. The church is a Listed Building. The landform is relatively flat, falling slightly from west to east. Potential flooding occurs along the Aghadowey River beyond Boleran. NI Water has indicated the water treatment works at Mayboy are at or reaching capacity for local development plan purposes.

Boveedy

Boveedy has no services or facilities. It had a housing stock of 36 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Boveedy had an estimated population of 90 residents at January 2017. NI Water has indicated the water treatment works are at or reaching capacity for local development plan purposes.

Bushvale

Bushvale has no facilities or services. It had 115 residents and 42 households at the 2015 Mid Year estimates, and a housing stock of 42 at 1st January 2017. The landform is relatively flat and there is an area of potential flooding to the west and south.

Church Bay, Rathlin

Church Bay has a range of services and facilities that cater for the local population and visitors to Rathlin, including shops, a primary school, and a hotel. The 2015 Mid Year estimates indicate a total of 52 residents and 26 households. The housing stock was 47 units at 1st January 2017. Rathlin lies in the Antrim Coast and Glens AONB. A LLPA extends to the west and north of the settlement and along the shoreline also. There are a number of Listed Buildings within and beyond the settlement, as well as Scheduled Historic Monuments and unscheduled archaeological sites. Rathlin Island SAC and SPA abut Church Bay, and extend into the settlement in the west, with an ASSI to the east and west and a SLNCI to the north. The landform rises steeply in the northern part of the Bay, with flatter landform in the south.

Clarehill

Clarehill has no services or facilities other than some open space. It had a housing stock of 58 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Clarehill had an estimated population of 145 residents at January 2017. LLPAs abut and extend slightly into the settlement development limit to its north and west, and contain a number of Listed Buildings. Areas of flooding are identified along the course of the Aghadowey River. The landform rises gently towards the south west. NI Water has indicated the water treatment works are at or reaching capacity for local development plan purposes.

Corkey

Corkey has a primary school and play facilities. Its population at the 2015 Mid Year estimate was 202, with 37 households. Corkey had a housing stock of 59 at 1st January 2017. A LLPA is designated to the north and west. The landform rises eastwards from Corkey Road. Potential flooding is associated with Killagan Water.

Craigavole

Craigavole has local employment opportunities. The church is a Listed Building. Craigavole had a housing stock of 19 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, it had an estimated population of 47 residents at January 2017. The landform is flat and potential flooding occurs to the west beyond Craigavole. NI Water has indicated the water treatment works are at or reaching capacity for local development plan purposes.

Cromaghs

Cromaghs is located within the Antrim Coast and Glens AONB and has a playing pitch and pavilion. The church is a Listed Building. It had a housing stock of 12 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Cromaghs had an estimated population of 30 residents at January 2017. Unscheduled archaeological sites lie beyond the settlement development limit to the north. The landform is flat, and the land to the north and west is potentially affected by flooding close to the development limit.

Cushendun

Cushendun includes a shop and a public house that cater for the local population and tourists, and provide local employment opportunities. There is a caravan park outside of the settlement development limit. The 2015 Mid Year estimates indicate a total of 149 residents and 62 households. Cushendun had a housing stock of 105 units at 1st January 2017.

Cushendun lies within the Antrim Coast and Glens AONB, and is designated as a Conservation Area. Its surrounding landscape is largely designated as LLPAs. The National Trust owns part of its historic core within which there is a large number of Listed Buildings. There are a number of unscheduled historic monuments in the surrounding area, mainly to

the north. The coastline and Glendun River are designated as SLNCIs, and the coastline is a SAC.

Glendun River and the coastline are identified as areas with the potential to flood, with an extensive area associated with the river to the west of Cushendun.

Dernaflaw

Dernaflaw has a primary school and playground. It is identified in two parts, either side of the Foreglen Road. It had an estimated 299 residents and 90 households at the 2015 Mid Year estimate, and a housing stock of 97 units at 1st January 2017. A LLPA is designated in the northern part, within the development limit in the western and extending southwards. SLNCIs lie to the north beyond Dernaflaw. The Owenbeg River lies to the east with its associated areas of potential flooding. The landform rises north westwards from the river. NI Water has advised that the water treatment works has insufficient capacity for local development plan purposes.

Derrykeighan

Derrykeighan has a community hall and local employment. It had 136 residents and 45 households at the 2015 Mid Year estimates. The housing stock at 1st January 2017 was 49 units. A LLPA is designated within and beyond Derrykeighan on its northern and eastern sides, and contains a Listed Building, a Scheduled Ancient Monument, and a number of unscheduled monuments. The landform is flat and potential flooding occurs along the water course to the west. NI Water has indicated the water treatment works are at or reaching capacity for local development plan purposes.

Drones

Drones includes a shop, filling station and public house. It had a total housing stock of 49 units at 1st January 2017. Based on an average household density of 2.5 residents per dwelling, Drones has an estimated population of 122 residents at January 2017. The landform is flat and potential flooding occurs along Flesk Water and associated water courses to the west and south. NI Water has indicated the water treatment works are at or reaching capacity for local development plan purposes.

Drumagarner

Drumagarner is identified in two parts, and has a shop and public house, and some employment opportunities. The church is a Listed Building. Drumagarner had a housing stock of 20 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, it had an estimated population of 50 residents at January 2017. The landform is relatively flat.

Finvoy

Finvoy is an elongated settlement that includes a shop and local employment opportunities. It had a population of 187 residents with 52 households at the 2015 Mid Year estimate, and a housing stock of 50 units at 1st January 2017. A LLPA is designated within and beyond part of the northern section of Finvoy, and there are a number of unscheduled archaeological monuments in this area. The landform is relatively flat, and potential flooding occurs beyond to the west.

Glack

Glack is identified in three parts, and has a primary school and playground. It had an estimated 244 residents and 86 households at the 2015 Mid Year estimate, and a housing stock of 79 units at 1st January 2017. SLNCIs are designated to the west and south, associated with Ballykelly Glen and Aghabrack respectively, both of which have associated floodplains. The area identified as having the potential to flood associated with Aghabrack abuts and extends into the settlement development limit. The landform rises from the north east to the south west.

Glenariff (Bay)

Glenariff has sporting facilities and a hall. The 2015 Mid Year estimate indicates 168 residents and 61 households. Glenariff had a housing stock of 74 units at 1st January 2017.

Glenariff lies within the Antrim Coast and Glens AONB, and much of the landscape is designated as LLPAs. There are a number of Listed Buildings to the east, with a Scheduled Historic Monument to the south beyond the settlement, and unscheduled monuments within and beyond the settlement also. Parts of the coastline, particularly to the west, are affected by potential flooding, as is land to the south west beyond Glenariff. The landform rises steeply to the south east. Glenariff has play facilities, a hall and some local employment opportunities.

Glenkeen

Glenkeen includes a shop, public house and accommodation, other local employment opportunities, and a doctor's surgery. Glenkeen had a housing stock of 22 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Glenkeen had an estimated population of 55 residents at January 2017.

Agivey Bridge, outside the settlement on the Agivey Road, is a Listed Building. The extent of potential flooding associated with the Agivey River lies close to and extends slightly into the development limit on the south side of the settlement.

Glenullin

Facilities within Glenullin include a shop, computer suite, and play facilities. Glenullin had a housing stock of 64 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, it had an estimated population of 160 residents at January 2017.

A LLPA extends from within the development limit to incorporate two Listed Buildings, and extends southwards to incorporate a third Listed Building and two Scheduled Historic Monuments. The Sperrin AONB lies to the south of Glenullin. Brockaghboy River and its associated floodplain lies to the north and east of Glenullin and the landform rises from it towards the Sperrins to the south. NI Water has indicated the water treatment works at Brockaghboy are at or reaching capacity for local development plan purposes.

Gortnahey

Facilities within Gortnahey include a primary school, playground, and two shops. It had an estimated 278 residents and 104 households at the 2015 Mid Year estimate, and a housing stock of 109 units at 1st January 2017.

There is an unscheduled monument to the south. The landform rises from the south east to north west, and there is limited potential flooding along the watercourse to the south east.

Knocknacarry

Knocknacarry lies within the Antrim Coast and Glens AONB. It is identified in two parts, and has a primary school, two halls and a nursing home providing local employment opportunities. The 2015 Mid Year estimate indicates 187 residents and 54 households. Knocknacarry had a housing stock of 90 units at 1st January 2017.

The land to the west and north is designated as a LLPA associated with the Glendun River, along which lies a SLNCI. An unscheduled monument lies within Knocknacarry with a second to the south. The landform rises south westwards from the river, which has an extensive area of potential flooding particularly in the vicinity of Knocknacarry.

Largy

Largy has a playing pitch. It had an estimated 162 residents and 55 households at the 2015 Mid Year estimate, and a housing stock of 54 units at 1st January 2017.

Largy lies within an extensive SLNCI, and there is an unscheduled monument to the south beyond the settlement development limit. Potential flooding is identified to the west and south.

Liscolman

Liscolman has playing facilities and a hall. The 2015 Mid Year estimate indicates 226 residents and 90 households. Liscolman had a housing stock of 95 units at 1st January 2017.

A LLPA is designated through the western part of Liscolman and extends to the north and south. It includes the mill chimney, which is a scheduled monument, and two unscheduled monuments. The landform is relatively flat. Areas of potential flooding occur in the west, associated with the watercourse.

Lislagan

Lislagan is identified in two parts and has a primary school and play park. It had a population of 97 and 37 households at the 2015 Mid Year estimate, and a housing stock of 37 units at 1st January 2017. The landform is flat. Potential flooding is identified in the eastern part, including within Lislagan, associated with the water course.

Lisnagunogue

Lisnagunogue has a public house with accommodation which provides local employment opportunities. It had a housing stock of 36 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Lisnagunogue had an estimated population of 90 residents at 1st January 2017. However, a significant proportion of the housing stock appears to be second homes, and only 13 units are recorded on the Electoral Register, indicating a potential population of around 32 – 34 residents.

The southern boundary to the Causeway Coast AONB runs along Whitepark Road, with the northern part of Lisnagunogue within the AONB and the southern part immediately outside. Lisnagunogue lies within the Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site. The church is a Listed Building. Lisnagunogue contains an Area of Archaeological Potential. The landform is flat, with areas of potential flooding located to the north along a watercourse beyond the settlement development limit and another further away to the east.

NI Water has indicated the water treatment works are at or reaching capacity for local development plan purposes.

Loughan

Loughan has a hall. It had a housing stock of 30 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Loughan had an estimated population of 75 residents at January 2017.

A LLPA lies along the River Bann corridor to the west. There are a number of scheduled sites, scheduled historic monuments, a state care site and unscheduled sites to the south and north of Loughan. The church is a Listed Building. A SLNCI is located to the north west beyond the settlement. The landform is relatively flat, with rising land to the east. Areas of potential flooding lie adjacent to the River Bann corridor, with slight encroachment into the development limit in the southern part.

Magherahoney

Facilities within Magherahoney include a shop, filling station, community hall and play facilities. Its population at the 2015 Mid Year estimate was 77 with 29 households. Its 1st January 2017 housing stock was 29 units.

A LLPA associated with the Bush River covers the northern part of the settlement and extends to the north and east. The landform is relatively flat, rising to the west and east beyond Magherahoney. Potential flooding occurs along the course of the Bush River and extends into the development limit in the vicinity of Ballyhoe Bridge. Other areas of potential flooding are associated with Enivor Burn to the west and south. NI Water has indicated the water treatment works at Magherahoney are at or reaching capacity for local development plan purposes.

Moneydig

Moneydig has no services and facilities to meet residents' day to day needs. It had a housing stock of 19 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Moneydig had an estimated population of 47 residents at January 2017.

Daff Burial Ground to the north is a scheduled historic monument. The landform rises to the south. Moneydig appears to be unaffected by potential flooding, although areas lie to the west and east beyond the development limit.

Ringsend

Ringsend's has a public house and local employment opportunities. It had a housing stock of 13 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Ringsend had an estimated population of 32 residents at January 2017.

The Agivey River flows to the south of the settlement and land adjacent to it is identified as being potentially affected by flooding, including land within and adjacent to the development limit.

Shanvey

Shanvey has no facilities or services. It had a housing stock of 10 units at 1st January 2017. Based on an average occupancy rate of 2.5 residents per dwelling, Shanvey had an estimated population of 25 residents at January 2017.

The settlement lies on the edge and within the Binevenagh AONB. The landform rises steeply eastwards beyond Shanvey. Shanvey appears to be unaffected by potential flooding.

Housing in the Countryside

The notional housing provision for housing in the countryside, outside of settlements, in the Borough from 2012-2030 is 1,645 units. This is based on the residual balance of the allocations to the settlements in the Settlement Hierarchy. This equates to 86 units per annum (19 years).

The Preferred Options Paper (POP) illustrates the annual countryside build rate in the Borough from 1999 to 2017 has ranged from between 220 to 275 units per annum. The notional allocation of 86 units per annum represents a significant reduction in the annual build rate of between 61% and 69%.

Under the present planning policy regime, the level of house building in the countryside is not considered against the Borough's HGI allocation. Therefore, as is evident in the previous countryside build rates, a significant number of houses are constructed in the countryside. If these were taken into account in the HGI allocation, it would affect the allocations to the Borough's settlements, where existing services and facilities are located.

Section 2: Second Homes in the Borough's Coastal Settlements

The settlements that are considered to be potentially affected by the issue of second homes in the Borough are:

Ballycastle	Bushmills	Cushendall
Portrush	Portstewart	Ballintoy
Castlerock	Portballintrae	Glenariff
Cushendun	Lisnagunogue	Waterfoot
Church Bay, Rathlin		

The paper refers to research undertaken by a range of sources to provide some background information. The Electoral Commission research on the composition of the population that registers to vote helps to confirm or not the household numbers from the NISRA Mid Year Estimates. The household type information assists in understanding the influence this may have on those registering to vote. The findings of this research are then applied to information specific to the Northern Ireland and the Borough to help consider the initial overview of the potential extent of second homes in the identified settlements.

Research on the Electoral Register and Registration Levels

Research undertaken by the Electoral Commission in 2011 explored the percentages of the population that were eligible to vote but not registered

- <https://www.electoralcommission.org.uk/i-am-a/journalist/electoral-commission-media-centre/news-releases-reviews-and-research/new-report-shows-at-least-6m-people-not-registered-to-vote>

The research found that the numbers of people not registering on the parliamentary electoral register has increased from 8-9% in 2000 to 13-15% in 2010, and 17.7% in April 2011.

The Office for National Statistics (ONS) Statistical Bulletin 2014 provided information on the numbers of parliamentary electors in England, Wales and Northern Ireland

- <https://www.ons.gov.uk/peoplepopulationandcommunity/elections/electoralregistration/bulletins/electoralstatisticsforenglandwalesandnorthernireland/2015-02-26>

The bulletin indicated that, between 2013 and 2014, there was a decline in the number of electors in England and Wales, by 2.0% and 3.1% respectively, but an increase of 1.2% in Northern Ireland.

The Electoral Commission's research also found that 56% of those living in private rented homes were registered to vote, compared to 88% for homeowners. An examination of the Borough's household tenures compared to England's is helpful to set this research in the local context. The Department for Communities and Local Government report, English Housing Survey, Social Rented Sector 2015-16 was used, along with the 2011 NI Census information for the Borough, Table KS402NI.

Table 1 below provides a comparison between the Borough and England.

Table 1: A Comparison of Housing Types in the Borough and England

Household Type	CC&G Households 53,722 at 2011 by %	England % at 2015-16 ¹
Owns outright/ Owns with a mortgage or loan	67.51	63
NIHE/ Housing Association/Charitable Trust	13.25	17
Private landlord or letting agency	14.20	20

¹

Source: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/632464/Social_rented_sector_report_2015-16.pdf

The table demonstrates there is a higher percentage of owner occupied stock in the Borough (67%) compared to England (63%), with a lower social rented stock at 13% (compared to 17%) , and a lower private rented stock at 14% in the Borough compared to 20% in England.

The Electoral Commission research referred to earlier indicates that a higher proportion of homeowners register on the electoral register compared to those in the private rented sector. This may suggest that the level of eligible voters not registered in the electoral roll may be lower in the Borough compared to the figures given in the Electoral Commission's report of 17.7%. This assumption may be supported by the ONS research that indicates an increase in the number of electors in Northern Ireland compared to England and Wales.

Rather than assuming the 17.7% of unregistered but eligible voters at 2011 from the Electoral Commission research, it may be more appropriate to consider a range with a lower figure and the 17.7% as the upper figure. A figure of 10% may be appropriate for the Borough. A range of 10% - 17.7% is considered in this paper.

Information Sources on Second Homes in the North Coast

There is no single reference point to determine the level of second homes in the Borough's coastal settlements. Therefore, information has been secured from a number of sources to help present an overview of the potential levels of second homes. The information sources are:

- Existing housing stock using pointer data at 1st January 2017;
- Vacancy rates; and
- Settlement household information from the 2015 Mid-Year Estimates produced by NISRA.

It is acknowledged that the timeframes used do not coincide due to the sources of information used. However, as the purpose of the paper is to provide an overview, rather than a definite situation, of the potential levels of second homes in the identified settlements, it is considered this approach is reasonable.

1. Existing Housing Stock

The existing housing stock, as at 1st January 2017, provides information on completed housing units within a defined settlement. This information provides the baseline against which to assess the subsequent data.

2. Vacancy Rates

The 2012 Housing Growth Indicators, published by the Department for Infrastructure, uses a figure of 7.2% for vacant housing stock as derived from the 2011 NI House Condition Survey -

https://www.nihe.gov.uk/iisengine/cmengine.dll/2/northern_ireland_house_condition_survey_main_report_2011.pdf

The House Condition Survey identified that the vacancy rate in District and Other towns was 5.1% and in Small Rural Settlements, the vacancy rate was 8.3% (table 3.2). Table 3.3 of the Survey identified that vacancy rates varied according to tenure:

Table 2: Vacancy Rates by Housing Tenure Type in Northern Ireland at 2011

Tenure Type	Vacancy Rate
Owner occupied	5.9%
Private rented	13.2%
Social rented	5.1%

The issue of second homes applies primarily to owner occupied housing stock. Property prices in the Borough's coastal settlements are generally higher than in non-coastal settlements due to their attractiveness as a location. Given these factors, again it may be reasonable to consider a range. A range in the vacancy rate of 5.1% – 7.2% is proposed for this paper.

3. Settlement Household Information

This information is derived from the NISRA 2015 Mid Year Estimates and is based on the Northern Area Plan's settlement development limits. It is used to help establish the difference between the identified total housing stock in a settlement and the number of households within it. This, combined with the vacancy rate, helps identify the potential number of residential units in a settlement that may be used as second homes.

Potential Second Homes by Settlement

Table 3 provides a summary of the possible percentage range of second homes compared to their total housing stock in the thirteen settlements listed above. Full analysis for each settlement is contained in Appendix 1.

Table 3: Summary of the Potential Percentages of Second Homes Compared to Housing Stock in the Borough's Coastal Settlements (Rounded Figures)

Settlement Category	Name	Possible % Range of Second Homes Compared to the Housing Stock
Hub	Ballycastle	3-10%
Town	Bushmills	15-23%
	Cushendall	1-9%
	Portrush	16-24%
	Portstewart	15-23%
Village	Ballintoy	2-5%
	Castlerock	13-21%
	Portballintrae	45-51%
	Waterfoot	0-2%
Small Settlement	Church Bay	30-36%
	Cushendun	25-31%
	Glenariff	3-5%
	Lisnagunogue*	25-31%

* based on a visual assessment

Further Work

The above is a preliminary assessment.

The electoral register will be referenced to determine the number of dwellings where an occupant is registered to vote. This may help to determine if the information presented above on the potential numbers of second homes in settlements needs to be adjusted, for example in terms of the information presented in relation to Households on the Electoral Register (+10 to +17.7%) compared to the NIRSA Mid Year Household Estimate figures. Some caution should be applied to the use of this source, as not everyone living in a settlement may choose to register to vote, as found in the Electoral Commission's research.

Appendix 1: Analysis Tables of Second Homes for Each Settlement

Hub

Ballycastle

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
2,763	140-198	2,623-2,625	2,146	2,360-2,525	98-265	3.5-9.6

Towns

Bushmills

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
913	46-65	848-867	600	660-706	142-207	15.5-22.7

Cushendall

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
620	31-44	576-589	485	533-570	6-56	1-9.0

Portrush

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
4,349	221-313	4,036-4,128	2,821	3,103-3,320	716-1,025	16.4-23.6

Portstewart

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
5,078	258-365	4,713-4,820	3,345	3,679-3,937	776-1,141	15.3-22.5

Villages

Ballintoy

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
74	3-5	69-71	61	67-71	2-4	2.7-5.4

Castlerock

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Revised occupied housing stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
835	42-60	775-793	563	619-662	113-174	13.5-20.8

Portballintrae

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
759	38-54	705-721	306	336-360	345-385	45.4-50.7

Waterfoot

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
241	12-17	224-229	204	224-240	0-5	0-2.1

Small Settlements

Church Bay

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
47	2-3	44-45	26	28-30	14-17	29.8-36.2

Cushendun

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
105	5-7	98-100	62	68-72	26-32	24.7-30.5

Glenariff

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Occupied Housing Stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
74	3-5	69-71	61	67-71	2-4	2.7-5.4

Lisnagunogue

Total Housing Stock at 2017	Vacant Units 5.1%-7.2%	Revised occupied housing stock (1)	Households at 2015 (2)	Households on the electoral register (+10 to +17.7%)	Possible second homes (1-2)	Second homes as % of total stock
36	1-2	34-35	22*	24-25	9-11	25-30.6

*based on visual assessment

