

Annex C: District Council baseline forecasts

SIC employment forecasts

Table C.1: Forecast district council SIC employment – total (baseline, 000s)

	1998	2008	2018	2028
Antrim	26.3	31.1	34.2	38.4
Ards	22.6	24.5	24.9	26.5
Armagh	20.4	24.5	25.6	27.6
Ballymena	28.7	35.5	36.8	39.2
Ballymoney	9.7	10.4	10.5	11.3
Banbridge	12.2	16.5	16.3	16.9
Belfast	181.2	206.9	225.2	255.1
Carrickfergus	9.4	10.0	10.0	10.5
Castlereagh	24.7	28.9	29.2	30.4
Coleraine	23.6	27.8	28.2	29.5
Cookstown	10.9	15.4	16.4	18.0
Craigavon	37.6	43.6	46.5	50.3
Derry	42.1	47.0	50.0	55.3
Down	22.2	24.3	24.1	25.1
Dungannon	19.9	25.9	27.2	27.7
Fermanagh	23.2	27.6	28.4	30.2
Larne	10.2	11.0	10.9	10.9
Limavady	11.7	12.3	12.2	12.9
Lisburn	42.0	50.0	52.2	55.2
Magherafelt	15.2	20.5	20.8	21.5
Moyle	4.6	5.4	5.4	5.7
Newry & Mourne	31.7	42.7	46.3	51.8
Newtownabbey	29.6	35.7	37.4	40.3
North Down	25.5	28.5	28.6	30.7
Omagh	20.3	24.3	25.4	27.6
Strabane	12.0	12.5	12.2	12.7
NI	717.6	842.9	885.0	961.0

Source: Oxford Economics

Table C.2: Forecast district council SIC employment – financial & business services (baseline, 000s)

	1998	2008	2018	2028
Antrim	1.4	2.8	4.2	5.8
Ards	1.3	2.0	2.5	3.1
Armagh	1.1	1.8	2.5	3.2
Ballymena	3.7	6.3	8.2	10.3
Ballymoney	0.5	0.9	1.2	1.6
Banbridge	0.6	1.0	1.2	1.5
Belfast	31.5	48.8	64.0	83.9
Carrickfergus	0.5	0.8	0.9	1.1
Castlereagh	1.8	2.7	3.5	4.3
Coleraine	1.5	2.7	3.3	4.0
Cookstown	0.6	0.8	1.0	1.3
Craigavon	2.3	5.8	7.7	9.8
Derry	3.0	5.7	7.7	10.2
Down	0.8	1.2	1.4	1.7
Dungannon	0.8	1.9	2.5	3.1
Fermanagh	0.7	2.0	2.8	3.7
Larne	0.4	0.7	0.8	0.9
Limavady	0.3	0.6	0.8	1.0
Lisburn	3.0	5.0	6.8	8.5
Magherafelt	0.5	0.9	1.1	1.4
Moyle	0.1	0.2	0.3	0.4
Newry & Mourne	1.7	3.8	5.5	7.4
Newtownabbey	2.2	4.6	6.0	7.6
North Down	2.1	3.6	4.5	5.7
Omagh	1.0	1.4	1.9	2.4
Strabane	0.3	0.8	0.9	1.2
NI	63.7	108.6	143.1	184.9

Source: Oxford Economics

**Table C.3: Forecast district council SIC employment – public administration & defence
(baseline, 000s)**

	1998	2008	2018	2028
Antrim	1.1	1.3	1.3	1.3
Ards	1.1	0.7	0.6	0.6
Armagh	1.6	1.5	1.5	1.6
Ballymena	2.1	2.0	1.9	2.0
Ballymoney	0.3	0.3	0.3	0.3
Banbridge	0.4	0.5	0.4	0.4
Belfast	25.0	27.5	26.3	27.2
Carrickfergus	0.7	0.7	0.6	0.7
Castlereagh	3.3	2.8	2.5	2.5
Coleraine	1.2	1.4	1.3	1.4
Cookstown	0.4	0.3	0.3	0.4
Craigavon	1.9	1.5	1.5	1.6
Derry	3.3	3.6	3.6	3.8
Down	1.1	1.1	1.0	1.1
Dungannon	0.9	0.8	0.8	0.8
Fermanagh	1.2	1.0	0.9	0.9
Larne	0.4	0.3	0.2	0.2
Limavady	1.0	1.2	1.1	1.2
Lisburn	4.3	3.5	3.5	3.6
Magherafelt	0.4	0.3	0.3	0.2
Moyle	0.2	0.1	0.1	0.1
Newry & Mourne	1.2	1.1	1.1	1.2
Newtownabbey	0.9	0.8	0.8	0.8
North Down	2.2	2.1	1.8	1.8
Omagh	1.4	1.8	1.8	1.9
Strabane	0.6	0.5	0.5	0.5
NI	58.4	58.7	56.1	58.1

Source: Oxford Economics

Table C.4: Forecast district council SIC employment – manufacturing (baseline, 000s)

	1998	2008	2018	2028
Antrim	3.8	3.7	3.5	3.0
Ards	4.0	2.3	1.9	1.5
Armagh	2.2	1.9	1.6	1.4
Ballymena	6.1	6.2	5.6	4.7
Ballymoney	2.3	1.1	0.9	0.8
Banbridge	1.9	1.6	1.4	1.2
Belfast	17.5	11.5	9.3	6.9
Carrickfergus	1.7	1.2	1.0	0.9
Castlereagh	3.5	2.5	2.3	1.9
Coleraine	3.8	3.0	2.7	2.3
Cookstown	1.9	3.0	3.4	3.5
Craigavon	11.9	9.1	8.1	6.7
Derry	9.1	4.9	4.0	3.0
Down	1.7	1.4	1.3	1.1
Dungannon	4.8	6.8	7.2	6.7
Fermanagh	4.1	3.7	3.5	2.9
Larne	2.3	2.4	2.3	2.0
Limavady	2.2	1.8	1.6	1.4
Lisburn	6.4	7.1	6.5	5.5
Magherafelt	3.4	4.1	4.5	4.3
Moyle	0.3	0.2	0.2	0.2
Newry & Mourne	4.7	4.9	4.4	3.7
Newtownabbey	5.7	4.8	4.3	3.6
North Down	2.8	1.8	1.4	1.1
Omagh	2.0	1.9	1.7	1.4
Strabane	3.2	1.5	1.1	0.9
NI	113.1	94.2	85.9	72.5

Source: Oxford Economics

Table C.5: Forecast district council SIC employment – construction (baseline, 000s)

	1998	2008	2018	2028
Antrim	2.2	2.5	2.5	3.0
Ards	1.8	2.6	2.5	2.8
Armagh	1.6	2.1	2.0	2.3
Ballymena	2.2	3.1	2.9	3.2
Ballymoney	1.1	1.8	1.6	1.8
Banbridge	1.6	2.9	2.7	2.9
Belfast	5.9	7.2	7.5	9.0
Carrickfergus	0.6	0.7	0.6	0.6
Castlereagh	1.6	1.9	1.8	1.9
Coleraine	1.5	2.1	1.9	2.1
Cookstown	1.2	2.6	2.6	3.0
Craigavon	2.4	3.4	3.3	3.8
Derry	2.1	3.0	3.0	3.5
Down	2.5	2.9	2.6	2.8
Dungannon	1.2	1.9	1.9	2.0
Fermanagh	1.5	3.1	3.0	3.3
Larne	0.4	0.7	0.6	0.7
Limavady	1.3	2.0	1.8	2.1
Lisburn	3.6	5.4	5.2	5.8
Magherafelt	2.3	4.7	4.4	4.8
Moyle	0.5	0.6	0.5	0.6
Newry & Mourne	3.3	5.8	5.8	6.9
Newtownabbey	2.5	3.2	3.0	3.2
North Down	1.6	1.9	1.7	1.9
Omagh	1.7	3.5	3.6	4.2
Strabane	1.2	2.3	2.2	2.4
NI	49.5	73.9	71.1	80.7

Source: Oxford Economics

Table C.6: Forecast district council SIC employment – wholesale & retail (baseline, 000s)

	1998	2008	2018	2028
Antrim	2.2	3.2	3.2	3.3
Ards	4.3	4.7	4.6	4.6
Armagh	2.8	4.0	4.2	4.4
Ballymena	5.0	6.2	6.0	6.0
Ballymoney	1.2	1.7	1.7	1.8
Banbridge	1.8	2.9	2.9	2.9
Belfast	26.7	27.9	27.6	27.9
Carrickfergus	1.7	1.7	1.7	1.6
Castlereagh	4.2	5.3	5.0	4.9
Coleraine	4.2	5.3	5.0	5.0
Cookstown	1.8	3.0	3.2	3.4
Craigavon	6.0	7.7	7.8	8.2
Derry	6.1	8.1	8.1	8.3
Down	3.3	4.0	3.8	3.8
Dungannon	3.1	4.3	4.2	4.2
Fermanagh	3.2	4.1	4.1	4.1
Larne	1.6	1.7	1.6	1.5
Limavady	1.3	1.7	1.6	1.7
Lisburn	8.4	10.7	10.3	10.0
Magherafelt	2.0	2.5	2.4	2.4
Moyle	0.7	0.8	0.7	0.7
Newry & Mourne	6.0	8.1	8.5	9.1
Newtownabbey	7.2	8.1	7.8	7.9
North Down	5.1	6.6	6.3	6.3
Omagh	2.5	3.5	3.6	3.8
Strabane	1.6	1.9	1.9	2.0
NI	113.9	140.0	138.0	139.7

Source: Oxford Economics

B-space employment forecasts

Table C.7: Forecast district council B-space employment (baseline, 000s)

	Office				Industry				Warehousing				Non B-space			
	1998	2008	2018	2028	1998	2008	2018	2028	1998	2008	2018	2028	1998	2008	2018	2028
Antrim	1.3	1.9	2.9	4.3	4.6	4.9	4.8	4.5	0.6	1.4	1.7	1.9	16.7	21.5	23.5	26.2
Ards	1.7	2.1	2.5	3.0	5.0	3.6	3.2	2.9	0.9	1.1	1.1	1.2	15.0	17.8	18.1	19.3
Armagh	1.7	1.9	2.1	2.4	3.0	3.2	3.0	3.0	1.8	2.6	2.9	3.3	13.9	16.7	17.6	18.8
Ballymena	2.6	3.6	4.3	6.2	7.4	8.1	7.6	7.1	1.4	2.0	2.1	2.3	17.1	21.8	22.7	23.6
Ballymoney	0.7	1.0	1.3	1.7	2.9	2.1	1.9	1.8	0.6	0.8	0.9	1.0	5.6	6.4	6.4	6.7
Banbridge	0.7	1.2	1.4	1.6	2.3	2.4	2.2	2.0	0.6	0.8	0.9	1.0	8.5	12.1	11.8	12.2
Belfast	45.7	63.4	74.5	93.1	21.5	17.3	15.8	15.0	11.3	10.0	10.8	11.8	102.5	116.0	123.9	135.2
Carrikerfergus	0.8	1.1	1.2	1.4	2.2	1.6	1.4	1.3	0.7	0.7	0.8	0.8	5.7	6.6	6.6	7.0
Castlereagh	2.3	3.2	3.7	4.6	4.4	3.8	3.4	3.1	1.5	2.0	2.1	2.3	16.5	20.0	20.0	20.4
Coleraine	2.4	2.9	3.2	3.6	4.4	4.0	3.7	3.4	1.1	1.3	1.4	1.5	15.7	19.5	19.9	21.0
Cookstown	0.7	0.9	1.1	1.4	2.4	4.0	4.5	4.7	0.5	0.9	1.1	1.2	7.4	9.5	9.7	10.6
Craigavon	3.2	3.6	4.2	5.2	12.6	11.1	10.3	9.3	2.3	3.2	3.7	4.4	19.6	25.8	28.2	31.4
Derry	4.7	7.5	9.2	11.7	10.4	6.7	5.9	5.3	1.5	1.7	1.9	2.1	25.4	31.0	33.0	36.2
Down	1.4	1.9	2.0	2.3	2.6	2.5	2.3	2.2	1.0	1.0	1.0	1.0	16.4	18.6	18.3	19.0
Dungannon	1.3	1.6	1.9	2.2	5.3	7.9	8.4	8.0	1.6	1.9	2.0	2.2	11.8	14.4	14.8	15.3
Fermanagh	1.2	2.0	2.5	3.1	4.7	5.2	5.0	4.7	0.7	1.0	1.1	1.3	16.6	19.4	19.8	21.1
Larne	0.6	0.7	0.8	1.0	2.6	2.8	2.7	2.4	0.6	0.5	0.5	0.5	6.4	7.0	6.9	7.0
Lisnabady	0.5	0.6	0.7	0.8	2.6	2.5	2.4	2.2	0.4	0.3	0.4	0.4	6.8	8.2	8.2	8.8
Lisburn	3.0	4.8	6.1	7.8	8.1	9.5	8.9	8.1	4.1	4.0	4.1	4.2	24.2	30.4	31.7	33.6
Magherafelt	0.7	0.9	1.1	1.4	4.4	6.3	6.7	6.6	0.6	0.6	0.6	0.6	9.6	12.7	12.5	12.9
Moyle	0.2	0.2	0.3	0.5	0.5	0.6	0.5	0.5	0.2	0.2	0.2	0.2	3.7	4.4	4.3	4.4
Newry & Mourne	2.2	2.9	3.8	4.9	6.4	7.8	7.6	7.5	1.8	2.8	3.2	3.7	21.4	29.2	31.7	35.6
Newtownabbey	2.5	4.3	5.4	6.9	7.2	6.8	6.2	5.6	3.0	4.6	5.0	5.6	16.9	20.0	20.7	22.1
North Down	3.2	4.2	4.7	5.7	3.6	2.9	2.4	2.3	0.7	0.9	0.9	1.0	16.3	19.8	19.8	20.9
Omagh	2.0	2.8	3.2	3.8	2.6	3.2	3.0	3.0	0.6	0.9	1.0	1.1	14.1	17.0	17.7	19.2
Strabane	0.6	1.1	1.2	1.5	3.7	2.1	1.7	1.6	0.3	0.5	0.5	0.6	7.4	8.8	8.7	9.1
NI	87.2	121.0	143.8	180.2	137.6	133.4	126.2	118.7	40.3	47.9	52.1	57.5	441.5	535.5	557.7	599.1

Source: Roger Tym & Partners and Oxford Economics

Table C.8: Forecast change in district council B-space employment – absolute numbers (baseline, 000s)

	Office			Industry			Warehousing			Non B-space		
	1998-2008	2008-2018	2018-2028	1998-2008	2008-2018	2018-2028	1998-2008	2008-2018	2018-2028	1998-2008	2008-2018	2018-2028
Antrim	0.7	0.9	1.5	0.3	-0.2	-0.3	0.8	0.2	0.3	4.8	2.0	2.7
Ards	0.4	0.4	0.6	-1.4	-0.4	-0.3	0.1	0.1	0.1	2.7	0.3	1.2
Armagh	0.2	0.2	0.4	0.3	-0.2	-0.1	0.8	0.3	0.4	2.8	0.8	1.3
Ballymena	0.9	0.8	1.8	0.7	-0.5	-0.5	0.5	0.1	0.2	4.7	0.9	0.9
Ballymoney	0.4	0.3	0.4	-0.8	-0.2	-0.1	0.3	0.1	0.1	0.8	0.0	0.3
Banbridge	0.5	0.2	0.2	0.0	-0.2	-0.2	0.2	0.1	0.1	3.5	-0.2	0.4
Belfast	17.7	11.1	18.5	-4.1	-1.5	-0.9	-1.3	0.8	1.0	13.5	7.9	11.2
Carrikerfergus	0.3	0.1	0.2	-0.6	-0.2	-0.1	0.1	0.0	0.1	0.9	0.0	0.3
Castlereagh	0.9	0.5	0.9	-0.6	-0.3	-0.3	0.5	0.1	0.2	3.5	0.0	0.4
Coleraine	0.5	0.3	0.5	-0.4	-0.3	-0.3	0.2	0.1	0.1	3.9	0.4	1.1
Cookstown	0.2	0.2	0.3	1.6	0.5	0.2	0.5	0.1	0.2	2.1	0.2	0.8
Craigavon	0.4	0.7	0.9	-1.4	-0.8	-1.1	0.9	0.6	0.7	6.2	2.4	3.2
Derry	2.8	1.7	2.5	-3.7	-0.8	-0.6	0.3	0.2	0.2	5.6	2.0	3.2
Down	0.5	0.2	0.3	-0.1	-0.2	-0.1	0.0	0.0	0.0	2.2	-0.2	0.7
Dungannon	0.3	0.3	0.3	2.7	0.5	-0.4	0.3	0.1	0.1	2.6	0.4	0.5
Fermanagh	0.8	0.4	0.6	0.5	-0.2	-0.3	0.3	0.1	0.1	2.8	0.4	1.3
Larne	0.2	0.1	0.1	0.2	-0.1	-0.3	-0.1	0.0	0.0	0.5	-0.1	0.1
Lisnagadee	0.2	0.1	0.1	-0.1	-0.2	-0.1	0.0	0.0	0.0	1.4	0.0	0.6
Lisburn	1.7	1.4	1.7	1.4	-0.6	-0.8	-0.2	0.2	0.1	6.3	1.3	1.9
Magherafelt	0.3	0.2	0.3	2.0	0.3	0.0	0.0	0.0	0.0	3.1	-0.3	0.4
Moyle	0.0	0.1	0.1	0.1	-0.1	0.0	0.0	0.0	0.0	0.7	-0.1	0.1
Newry & Mourne	0.7	0.9	1.2	1.4	-0.2	-0.1	1.0	0.4	0.5	7.8	2.5	3.9
Newtownabbey	1.8	1.1	1.6	-0.4	-0.6	-0.6	1.7	0.4	0.6	3.1	0.7	1.4
North Down	0.9	0.5	1.0	-0.7	-0.5	-0.2	0.1	0.0	0.1	3.4	0.0	1.1
Omagh	0.8	0.4	0.6	0.5	-0.1	0.0	0.2	0.1	0.1	3.0	0.7	1.5
Strabane	0.4	0.2	0.3	-1.6	-0.4	-0.2	0.2	0.0	0.0	1.4	-0.1	0.4
NI	33.9	22.8	36.4	-4.2	-7.2	-7.5	7.5	4.2	5.4	94.0	22.2	41.4

Source: Roger Tym & Partners and Oxford Economics

Table C.9: Forecast district council B-space employment – annual average per cent change (baseline)

	Office			Industry			Warehousing			Non B-space		
	1998-2008	2008-2018	2018-2028	1998-2008	2008-2018	2018-2028	1998-2008	2008-2018	2018-2028	1998-2008	2008-2018	2018-2028
Antrim	4%	4%	4%	1%	0%	-1%	9%	1%	2%	3%	1%	1%
Ards	2%	2%	2%	-3%	-1%	-1%	1%	1%	1%	2%	0%	1%
Armagh	1%	1%	2%	1%	-1%	0%	4%	1%	1%	2%	0%	1%
Ballymena	3%	2%	4%	1%	-1%	-1%	3%	1%	1%	2%	0%	0%
Ballymoney	4%	3%	3%	-3%	-1%	0%	4%	1%	1%	1%	0%	0%
Banbridge	5%	1%	2%	0%	-1%	-1%	4%	1%	1%	4%	0%	0%
Belfast	3%	2%	2%	-2%	-1%	-1%	-1%	1%	1%	1%	1%	1%
Carrickfergus	3%	1%	2%	-3%	-1%	-1%	1%	0%	1%	2%	0%	1%
Castlereagh	3%	2%	2%	-1%	-1%	-1%	3%	1%	1%	2%	0%	0%
Coleraine	2%	1%	1%	-1%	-1%	-1%	2%	0%	1%	2%	0%	1%
Cookstown	3%	2%	2%	5%	1%	1%	7%	1%	1%	3%	0%	1%
Craigavon	1%	2%	2%	-1%	-1%	-1%	3%	2%	2%	3%	1%	1%
Derry	5%	2%	2%	-4%	-1%	-1%	2%	1%	1%	2%	1%	1%
Down	3%	1%	1%	-1%	-1%	0%	0%	0%	0%	1%	0%	0%
Dunannon	2%	2%	2%	4%	1%	0%	2%	1%	1%	2%	0%	0%
Fermanagh	5%	2%	2%	1%	0%	-1%	4%	1%	1%	2%	0%	1%
Larne	2%	1%	1%	1%	0%	-1%	-3%	0%	1%	1%	0%	0%
Lisnagney	3%	1%	2%	0%	-1%	-1%	-1%	1%	1%	2%	0%	1%
Lisburn	5%	3%	2%	2%	-1%	-1%	0%	0%	0%	2%	0%	1%
Magherafelt	4%	2%	2%	4%	1%	0%	-1%	0%	1%	3%	0%	0%
Moyle	2%	3%	3%	2%	-1%	0%	2%	0%	1%	2%	0%	0%
Newry & Mourne	3%	3%	3%	2%	0%	0%	5%	1%	1%	3%	1%	1%
Newtownabbey	5%	2%	3%	-1%	-1%	-1%	5%	1%	1%	2%	0%	1%
North Down	3%	1%	2%	-2%	-2%	-1%	2%	1%	1%	2%	0%	1%
Omagh	3%	1%	2%	2%	0%	0%	3%	1%	1%	2%	0%	1%
Strabane	5%	2%	2%	-5%	-2%	-1%	4%	-1%	1%	2%	0%	0%
NI	3%	2%	2%	0%	-1%	-1%	2%	1%	1%	2%	0%	1%

Source: Roger Tym & Partners and Oxford Economics

Note: Growth rates are rounded

Floorspace demand forecasts

Table C.10: Forecast district council office floor space demand – net change in square metres (baseline)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	11,542	16,192	25,813	42,005
Ards	7,025	6,755	10,154	16,910
Armagh	3,558	3,851	6,254	10,106
Ballymena	16,021	13,764	31,595	45,359
Ballymoney	6,410	5,066	7,111	12,177
Banbridge	7,983	3,258	4,332	7,590
Belfast	310,551	194,276	324,497	518,773
Carrickfergus	5,141	2,082	4,039	6,120
Castlereagh	15,652	9,562	15,191	24,752
Coleraine	8,908	5,191	7,917	13,108
Cookstown	4,231	3,605	4,941	8,546
Craigavon	6,381	11,788	16,425	28,213
Derry	48,297	29,372	43,503	72,875
Down	8,485	3,006	5,012	8,018
Dungannon	6,058	5,195	5,667	10,863
Fermanagh	14,584	7,362	11,226	18,589
Larne	2,643	1,529	2,267	3,795
Limavady	2,782	1,438	2,609	4,046
Lisburn	30,321	23,920	29,957	53,877
Magherafelt	4,824	3,032	4,443	7,475
Moyle	770	1,519	2,265	3,784
Newry & Mourne	28,276	15,250	20,831	36,080
Newtownabbey	30,656	19,927	27,137	47,063
North Down	50,620	9,097	17,135	26,232
Omagh	14,017	7,283	11,184	18,467
Strabane	7,649	3,055	4,425	7,480
NI	592,700	398,202	636,629	1,034,830

Source: Roger Tym & Partners

Table C.11: Forecast district council industry floor space demand – net change in square metres (baseline)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	9,540	-4,946	-8,669	-13,616
Ards	-44,730	-13,555	-8,333	-21,888
Armagh	8,494	-5,670	-2,808	-8,477
Ballymena	22,114	-15,919	-15,873	-31,792
Ballymoney	-25,598	-6,244	-1,592	-7,836
Banbridge	1,294	-6,894	-5,101	-11,995
Belfast	-131,849	-48,316	-27,816	-76,132
Carrickfergus	-20,472	-5,422	-4,297	-9,719
Castlereagh	-19,024	-10,965	-8,989	-19,954
Coleraine	-12,014	-10,005	-10,650	-20,655
Cookstown	51,869	15,298	7,813	23,111
Craigavon	-45,987	-24,872	-34,589	-59,462
Derry	-116,345	-25,568	-19,885	-45,453
Down	-4,103	-6,411	-3,506	-9,917
Dungannon	84,835	15,715	-12,327	3,388
Fermanagh	16,805	-6,211	-10,681	-16,892
Larne	7,071	-2,682	-9,116	-11,799
Limavady	-1,821	-5,560	-4,528	-10,088
Lisburn	43,752	-18,275	-25,601	-43,876
Magherafelt	62,023	10,573	-1,132	9,441
Moyle	2,797	-1,896	-50	-1,946
Newry & Mourne	45,486	-7,745	-4,035	-11,781
Newtownabbey	-12,858	-18,084	-17,501	-35,585
North Down	-22,365	-14,885	-4,992	-19,878
Omagh	16,526	-4,520	-665	-5,185
Strabane	-49,512	-12,493	-5,243	-17,736
NI	-133,271	-230,284	-236,983	-467,267

Source: Roger Tym & Partners

Table C.12: Forecast district council warehousing floor space demand – net change in square metres (baseline)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	32,487	8,274	10,847	19,122
Ards	5,430	2,820	3,887	6,707
Armagh	31,489	12,650	16,040	28,689
Ballymena	21,949	5,707	9,934	15,641
Ballymoney	10,557	3,103	4,749	7,851
Banbridge	10,021	3,226	4,149	7,375
Belfast	-53,291	31,573	40,278	71,850
Carrickfergus	2,878	1,357	2,471	3,828
Castlereagh	18,598	5,004	6,971	11,975
Coleraine	9,256	2,289	3,011	5,300
Cookstown	19,289	5,197	6,216	11,413
Craigavon	34,988	22,626	28,375	51,001
Derry	10,864	6,435	8,009	14,443
Down	267	517	1,461	1,978
Dungannon	13,602	5,085	4,547	9,633
Fermanagh	13,021	4,082	5,841	9,923
Larne	-5,486	489	1,171	1,660
Limavady	-697	826	1,114	1,941
Lisburn	-6,041	6,134	3,743	9,877
Magherafelt	-1,261	1,096	1,770	2,866
Moyle	1,646	413	649	1,062
Newry & Mourne	41,985	15,966	18,975	34,942
Newtownabbey	66,889	15,254	22,460	37,714
North Down	5,253	1,912	2,370	4,283
Omagh	9,397	4,950	5,720	10,670
Strabane	6,581	1,611	1,926	3,536
NI	301,233	169,116	217,739	386,855

Source: Roger Tym & Partners

Land requirement forecasts

**Table C.13: Forecast district council office land requirement – net change in hectorages
(baseline)**

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	3.8	5.4	8.6	14.0
Ards	2.3	2.3	3.4	5.6
Armagh	1.2	1.3	2.1	3.4
Ballymena	5.3	4.6	10.5	15.1
Ballymoney	2.1	1.7	2.4	4.1
Banbridge	2.7	1.1	1.4	2.5
Belfast	103.5	64.8	108.2	172.9
Carrickfergus	1.7	0.7	1.3	2.0
Castlereagh	5.2	3.2	5.1	8.3
Coleraine	3.0	1.7	2.6	4.4
Cookstown	1.4	1.2	1.6	2.8
Craigavon	2.1	3.9	5.5	9.4
Derry	16.1	9.8	14.5	24.3
Down	2.8	1.0	1.7	2.7
Dungannon	2.0	1.7	1.9	3.6
Fermanagh	4.9	2.5	3.7	6.2
Larne	0.9	0.5	0.8	1.3
Limavady	0.9	0.5	0.9	1.3
Lisburn	10.1	8.0	10.0	18.0
Magherafelt	1.6	1.0	1.5	2.5
Moyle	0.3	0.5	0.8	1.3
Newry & Mourne	9.4	5.1	6.9	12.0
Newtownabbey	10.2	6.6	9.0	15.7
North Down	16.9	3.0	5.7	8.7
Omagh	4.7	2.4	3.7	6.2
Strabane	2.5	1.0	1.5	2.5
NI	197.6	132.7	212.2	344.9

Source: Roger Tym & Partners

**Table C.14: Forecast district council industry land requirement – net change in hectares
(baseline)**

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	3.2	-1.6	-2.9	-4.5
Ards	-14.9	-4.5	-2.8	-7.3
Armagh	2.8	-1.9	-0.9	-2.8
Ballymena	7.4	-5.3	-5.3	-10.6
Ballymoney	-8.5	-2.1	-0.5	-2.6
Banbridge	0.4	-2.3	-1.7	-4.0
Belfast	-43.9	-16.1	-9.3	-25.4
Carrickfergus	-6.8	-1.8	-1.4	-3.2
Castlereagh	-6.3	-3.7	-3.0	-6.7
Coleraine	-4.0	-3.3	-3.6	-6.9
Cookstown	17.3	5.1	2.6	7.7
Craigavon	-15.3	-8.3	-11.5	-19.8
Derry	-38.8	-8.5	-6.6	-15.2
Down	-1.4	-2.1	-1.2	-3.3
Dungannon	28.3	5.2	-4.1	1.1
Fermanagh	5.6	-2.1	-3.6	-5.6
Larne	2.4	-0.9	-3.0	-3.9
Limavady	-0.6	-1.9	-1.5	-3.4
Lisburn	14.6	-6.1	-8.5	-14.6
Magherafelt	20.7	3.5	-0.4	3.1
Moyle	0.9	-0.6	0.0	-0.6
Newry & Mourne	15.2	-2.6	-1.3	-3.9
Newtownabbey	-4.3	-6.0	-5.8	-11.9
North Down	-7.5	-5.0	-1.7	-6.6
Omagh	5.5	-1.5	-0.2	-1.7
Strabane	-16.5	-4.2	-1.7	-5.9
NI	-44.4	-76.8	-79.0	-155.8

Source: Roger Tym & Partners

**Table C.15: Forecast district council warehouse land requirement – net change in hectarages
(baseline)**

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	10.8	2.8	3.6	6.4
Ards	1.8	0.9	1.3	2.2
Armagh	10.5	4.2	5.3	9.6
Ballymena	7.3	1.9	3.3	5.2
Ballymoney	3.5	1.0	1.6	2.6
Banbridge	3.3	1.1	1.4	2.5
Belfast	-17.8	10.5	13.4	24.0
Carrickfergus	1.0	0.5	0.8	1.3
Castlereagh	6.2	1.7	2.3	4.0
Coleraine	3.1	0.8	1.0	1.8
Cookstown	6.4	1.7	2.1	3.8
Craigavon	11.7	7.5	9.5	17.0
Derry	3.6	2.1	2.7	4.8
Down	0.1	0.2	0.5	0.7
Dungannon	4.5	1.7	1.5	3.2
Fermanagh	4.3	1.4	1.9	3.3
Larne	-1.8	0.2	0.4	0.6
Limavady	-0.2	0.3	0.4	0.6
Lisburn	-2.0	2.0	1.2	3.3
Magherafelt	-0.4	0.4	0.6	1.0
Moyle	0.5	0.1	0.2	0.4
Newry & Mourne	14.0	5.3	6.3	11.6
Newtownabbey	22.3	5.1	7.5	12.6
North Down	1.8	0.6	0.8	1.4
Omagh	3.1	1.6	1.9	3.6
Strabane	2.2	0.5	0.6	1.2
NI	100.4	56.4	72.6	129.0

Source: Roger Tym & Partners