

Annex E: District council upper scenario forecasts

SIC employment forecasts

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

	1998	2008	2018	2028
Antrim	26.3	31.3	35.8	41.9
Ards	22.6	24.6	26.0	28.8
Armagh	20.4	24.6	26.6	29.5
Ballymena	28.7	35.7	39.0	43.7
Ballymoney	9.7	10.4	11.1	12.5
Banbridge	12.2	16.5	17.1	18.7
Belfast	181.2	208.1	239.6	285.4
Carrickfergus	9.4	10.1	10.6	11.8
Castlereagh	24.7	29.0	30.3	32.4
Coleraine	23.6	27.9	29.6	32.1
Cookstown	10.9	15.4	17.3	20.0
Craigavon	37.6	43.8	48.9	55.1
Derry	42.1	47.2	52.3	60.1
Down	22.2	24.4	25.3	27.5
Dungannon	19.9	26.0	28.4	30.1
Fermanagh	23.2	27.8	29.8	32.9
Larne	10.2	11.0	11.4	11.9
Limavady	11.7	12.4	12.7	13.9
Lisburn	42.0	50.2	55.1	61.3
Magherafelt	15.2	20.6	21.8	23.8
Moyle	4.6	5.5	5.6	6.1
Newry & Mourne	31.7	42.9	48.5	56.4
Newtownabbey	29.6	35.9	39.4	44.4
North Down	25.5	28.6	30.1	33.5
Omagh	20.3	24.4	26.2	29.4
Strabane	12.0	12.5	12.7	13.7
NI	717.6	846.9	931.1	1,057.0

Source: Oxford Economics

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

	1998	2008	2018	2028
Antrim	1.4	2.9	4.7	6.9
Ards	1.3	2.0	2.8	3.7
Armagh	1.1	1.9	2.7	3.7
Ballymena	3.7	6.4	9.3	12.5
Ballymoney	0.5	0.9	1.3	1.9
Banbridge	0.6	1.0	1.4	1.8
Belfast	31.5	49.5	72.9	103.0
Carrickfergus	0.5	0.8	1.0	1.4
Castlereagh	1.8	2.7	3.8	5.0
Coleraine	1.5	2.7	3.8	4.8
Cookstown	0.6	0.8	1.1	1.6
Craigavon	2.3	5.8	8.6	11.7
Derry	3.0	5.8	8.6	12.1
Down	0.8	1.2	1.6	2.1
Dungannon	0.8	1.9	2.8	3.7
Fermanagh	0.7	2.1	3.2	4.5
Larne	0.4	0.7	0.9	1.1
Limavady	0.3	0.6	0.8	1.1
Lisburn	3.0	5.1	7.6	10.4
Magherafelt	0.5	0.9	1.3	1.7
Moyle	0.1	0.2	0.3	0.5
Newry & Mourne	1.7	3.8	6.2	8.9
Newtownabbey	2.2	4.7	6.8	9.2
North Down	2.1	3.6	5.0	6.9
Omagh	1.0	1.5	2.1	2.9
Strabane	0.3	0.8	1.0	1.4
NI	63.7	110.2	161.7	224.4

Source: Oxford Economics

**Table E.3: Forecast district council SIC employment – public administration & defence
(scenario, 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	27.4
Carrickfergus	0.7	0.7	0.7	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	1.7
Derry	3.3	3.6	3.6	3.8
Down	1.1	1.1	1.1	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	3.7
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	56.3	58.5

Source: Oxford Economics

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

	1998	2008	2018	2028
Antrim	3.8	3.8	3.7	3.4
Ards	4.0	2.3	2.1	1.7
Armagh	2.2	1.9	1.7	1.5
Ballymena	6.1	6.2	5.9	5.4
Ballymoney	2.3	1.1	1.0	0.9
Banbridge	1.9	1.6	1.5	1.3
Belfast	17.5	11.6	9.9	7.8
Carrickfergus	1.7	1.2	1.1	1.0
Castlereagh	3.5	2.5	2.4	2.1
Coleraine	3.8	3.1	2.9	2.6
Cookstown	1.9	3.0	3.6	3.9
Craigavon	11.9	9.1	8.6	7.6
Derry	9.1	4.9	4.2	3.4
Down	1.7	1.4	1.4	1.3
Dungannon	4.8	6.9	7.7	7.6
Fermanagh	4.1	3.7	3.7	3.3
Larne	2.3	2.4	2.5	2.3
Limavady	2.2	1.8	1.7	1.6
Lisburn	6.4	7.1	6.9	6.2
Magherafelt	3.4	4.1	4.8	4.8
Moyle	0.3	0.2	0.2	0.2
Newry & Mourne	4.7	4.9	4.7	4.2
Newtownabbey	5.7	4.8	4.6	4.1
North Down	2.8	1.8	1.5	1.3
Omagh	2.0	1.9	1.8	1.6
Strabane	3.2	1.5	1.2	1.0
NI	113.1	94.7	91.0	82.2

Source: Oxford Economics

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

	1998	2008	2018	2028
Antrim	2.2	2.5	2.6	3.2
Ards	1.8	2.6	2.6	3.0
Armagh	1.6	2.1	2.1	2.5
Ballymena	2.2	3.1	3.0	3.6
Ballymoney	1.1	1.8	1.7	2.0
Banbridge	1.6	2.9	2.8	3.3
Belfast	5.9	7.2	7.9	10.0
Carrickfergus	0.6	0.7	0.6	0.7
Castlereagh	1.6	1.9	1.8	2.1
Coleraine	1.5	2.1	2.0	2.3
Cookstown	1.2	2.6	2.7	3.4
Craigavon	2.4	3.4	3.5	4.1
Derry	2.1	3.0	3.1	3.8
Down	2.5	2.9	2.8	3.1
Dungannon	1.2	1.9	1.9	2.2
Fermanagh	1.5	3.1	3.1	3.7
Larne	0.4	0.7	0.7	0.8
Limavady	1.3	2.0	1.9	2.2
Lisburn	3.6	5.4	5.5	6.4
Magherafelt	2.3	4.7	4.6	5.3
Moyle	0.5	0.6	0.5	0.6
Newry & Mourne	3.3	5.9	6.1	7.5
Newtownabbey	2.5	3.2	3.1	3.6
North Down	1.6	1.9	1.8	2.1
Omagh	1.7	3.6	3.7	4.5
Strabane	1.2	2.3	2.3	2.6
NI	49.5	74.3	74.8	88.6

Source: Oxford Economics

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

	1998	2008	2018	2028
Antrim	2.2	3.2	3.3	3.5
Ards	4.3	4.7	4.7	4.8
Armagh	2.8	4.1	4.3	4.6
Ballymena	5.0	6.2	6.1	6.3
Ballymoney	1.2	1.7	1.8	1.9
Banbridge	1.8	2.9	3.0	3.1
Belfast	26.7	28.0	28.2	29.1
Carrickfergus	1.7	1.7	1.7	1.7
Castlereagh	4.2	5.4	5.1	5.1
Coleraine	4.2	5.3	5.2	5.2
Cookstown	1.8	3.0	3.3	3.6
Craigavon	6.0	7.7	8.0	8.5
Derry	6.1	8.1	8.3	8.7
Down	3.3	4.0	3.9	4.0
Dungannon	3.1	4.3	4.3	4.3
Fermanagh	3.2	4.1	4.1	4.3
Larne	1.6	1.7	1.6	1.6
Limavady	1.3	1.7	1.7	1.7
Lisburn	8.4	10.8	10.6	10.7
Magherafelt	2.0	2.5	2.5	2.6
Moyle	0.7	0.8	0.7	0.7
Newry & Mourne	6.0	8.2	8.7	9.4
Newtownabbey	7.2	8.1	8.0	8.2
North Down	5.1	6.6	6.5	6.5
Omagh	2.5	3.5	3.7	4.0
Strabane	1.6	1.9	2.0	2.1
NI	113.9	140.3	141.3	146.2

Source: Oxford Economics

B-space employment forecasts

Table E.7: Forecast district council B-space employment (scenario, 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	2.0	3.3	5.2	4.6	4.9	5.0	5.0	0.6	1.4	1.7	2.0	16.7	21.6	24.4	28.2
Ards	1.7	2.1	2.8	3.6	5.0	3.6	3.3	3.2	0.9	1.1	1.2	1.4	15.0	17.8	18.7	20.6
Armagh	1.7	1.9	2.3	2.8	3.0	3.2	3.2	3.3	1.8	2.6	3.1	3.7	13.9	16.8	18.0	19.7
Ballymena	2.6	3.6	5.1	7.2	7.4	8.1	8.1	7.9	1.4	2.0	2.2	2.5	17.1	22.0	23.5	25.9
Ballymoney	0.7	1.0	1.5	2.1	2.9	2.1	2.0	2.0	0.6	0.8	1.0	1.2	5.6	6.4	6.6	7.2
Banbridge	0.7	1.2	1.5	1.9	2.3	2.4	2.3	2.2	0.6	0.8	1.0	1.2	8.5	12.1	12.4	13.3
Belfast	45.7	64.4	83.2	111.2	21.5	17.4	16.8	16.8	11.3	10.0	11.2	12.5	102.5	116.3	128.3	144.7
Carrickfergus	0.8	1.1	1.4	1.7	2.2	1.6	1.5	1.4	0.7	0.7	0.8	0.9	5.7	6.6	6.9	7.7
Castlereagh	2.3	3.2	4.1	5.2	4.4	3.8	3.6	3.5	1.5	2.0	2.2	2.5	16.5	20.1	20.4	21.3
Coleraine	2.4	3.0	3.5	4.3	4.4	4.1	3.9	3.8	1.1	1.3	1.4	1.6	15.7	19.6	20.6	22.5
Cookstown	0.7	1.0	1.3	1.7	2.4	4.0	4.7	5.3	0.5	0.9	1.1	1.3	7.4	9.5	10.2	11.6
Craigavon	3.2	3.7	4.7	6.2	12.6	11.2	11.0	10.5	2.3	3.2	4.0	5.0	19.6	25.8	29.1	33.4
Derry	4.7	7.6	10.1	13.5	10.4	6.8	6.3	5.9	1.5	1.7	2.0	2.3	25.4	31.1	33.9	38.4
Down	1.4	1.9	2.2	2.7	2.6	2.5	2.4	2.4	1.0	1.0	1.1	1.1	16.4	18.6	19.1	20.7
Dungannon	1.3	1.7	2.1	2.7	5.3	8.0	8.9	9.1	1.6	1.9	2.1	2.3	11.8	14.5	15.2	16.1
Fermanagh	1.2	2.1	2.8	3.8	4.7	5.2	5.3	5.2	0.7	1.0	1.2	1.4	16.6	19.4	20.5	22.5
Larne	0.6	0.8	0.9	1.1	2.6	2.8	2.9	2.7	0.6	0.5	0.5	0.6	6.4	7.0	7.1	7.4
Lisnady	0.5	0.6	0.8	1.0	2.6	2.5	2.5	2.5	0.4	0.3	0.4	0.4	6.8	8.2	8.4	9.3
Lisburn	3.0	4.9	6.9	9.5	8.1	9.5	9.4	9.1	4.1	4.0	4.3	4.6	24.2	30.5	33.1	36.7
Magherafelt	0.7	0.9	1.2	1.7	4.4	6.4	7.0	7.4	0.6	0.6	0.6	0.7	9.6	12.8	12.9	14.0
Moyle	0.2	0.2	0.4	0.5	0.5	0.6	0.6	0.6	0.2	0.2	0.2	0.3	3.7	4.4	4.5	4.8
Newry & Mourne	2.2	3.0	4.2	6.0	6.4	7.9	8.0	8.3	1.8	2.9	3.4	4.0	21.4	29.2	32.8	38.1
Newtownabbey	2.5	4.3	6.1	8.4	7.2	6.8	6.6	6.3	3.0	4.7	5.4	6.3	16.9	20.1	21.4	23.5
North Down	3.2	4.2	5.2	6.7	3.6	2.9	2.6	2.5	0.7	0.9	1.0	1.1	16.3	19.8	20.6	22.4
Omagh	2.0	2.8	3.4	4.3	2.6	3.2	3.2	3.3	0.6	0.9	1.0	1.2	14.1	17.1	18.2	20.1
Strabane	0.6	1.1	1.4	1.7	3.7	2.1	1.8	1.7	0.3	0.5	0.6	0.6	7.4	8.8	8.9	9.6
NI	87.2	123.1	160.5	214.4	137.6	133.9	133.5	133.0	40.3	48.0	54.7	62.6	441.5	536.8	577.1	641.5

Source: Roger Tym & Partners and Oxford Economics

Table E.8: Forecast change in district council B-space employment – absolute numbers (scenario, 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	1.4	1.9	0.3	0.1	0.0	0.8	0.2	0.3	4.9	2.8	3.9
Ards	0.4	0.6	0.9	-1.4	-0.3	-0.1	0.1	0.1	0.1	2.8	0.9	1.9
Armagh	0.2	0.3	0.5	0.3	0.0	0.1	0.8	0.5	0.6	2.9	1.2	1.7
Ballymena	1.0	1.5	2.1	0.7	0.0	-0.1	0.6	0.2	0.3	4.8	1.6	2.4
Ballymoney	0.4	0.4	0.6	-0.8	-0.1	0.1	0.3	0.1	0.2	0.9	0.2	0.6
Banbridge	0.5	0.3	0.4	0.1	-0.1	0.0	0.3	0.1	0.2	3.6	0.2	1.0
Belfast	18.7	18.8	28.0	-4.1	-0.5	0.0	-1.3	1.2	1.3	13.7	12.1	16.4
Carrikerfergus	0.3	0.3	0.4	-0.6	-0.1	-0.1	0.1	0.1	0.1	1.0	0.3	0.7
Castlereagh	0.9	0.9	1.1	-0.6	-0.2	-0.1	0.5	0.2	0.3	3.6	0.3	0.9
Coleraine	0.6	0.6	0.8	-0.4	-0.1	-0.1	0.2	0.1	0.1	3.9	1.1	1.8
Cookstown	0.3	0.3	0.4	1.7	0.7	0.6	0.5	0.2	0.2	2.2	0.7	1.4
Craigavon	0.5	1.1	1.5	-1.4	-0.2	-0.5	0.9	0.8	1.0	6.2	3.3	4.3
Derry	2.9	2.5	3.4	-3.6	-0.5	-0.4	0.3	0.2	0.3	5.6	2.9	4.4
Down	0.5	0.4	0.5	-0.1	-0.1	0.0	0.0	0.1	0.1	2.2	0.5	1.6
Dungannon	0.4	0.5	0.5	2.7	1.0	0.2	0.3	0.2	0.2	2.7	0.7	0.9
Fermanagh	0.9	0.7	1.0	0.5	0.1	-0.1	0.3	0.2	0.2	2.8	1.1	2.0
Larne	0.2	0.2	0.2	0.2	0.1	-0.1	-0.1	0.1	0.1	0.6	0.1	0.3
Lisnabry	0.2	0.1	0.2	0.0	-0.1	0.0	0.0	0.0	0.0	1.4	0.2	0.9
Lisburn	1.8	2.1	2.6	1.4	-0.1	-0.3	-0.1	0.3	0.3	6.3	2.6	3.6
Magherafelt	0.3	0.3	0.4	2.0	0.7	0.4	0.0	0.1	0.1	3.2	0.2	1.0
Moyle	0.0	0.1	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.7	0.1	0.3
Newry & Mourne	0.8	1.2	1.8	1.5	0.2	0.3	1.1	0.5	0.6	7.9	3.6	5.2
Newtownabbey	1.8	1.7	2.3	-0.4	-0.2	-0.2	1.7	0.7	0.9	3.1	1.3	2.1
North Down	1.0	0.9	1.5	-0.7	-0.3	0.0	0.1	0.1	0.1	3.5	0.7	1.9
Omagh	0.8	0.6	0.9	0.5	0.0	0.1	0.2	0.2	0.2	3.0	1.1	2.0
Strabane	0.4	0.3	0.4	-1.5	-0.3	-0.1	0.2	0.1	0.1	1.4	0.1	0.7
NI	35.9	37.4	53.9	-3.7	-0.4	-0.5	7.7	6.6	7.9	95.3	40.3	64.3

Source: Roger Tym & Partners and Oxford Economics

Floorspace demand forecasts

Table E.9: Forecast district council office floor space demand – net change in square metres (scenario)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	12,110	23,972	32,647	56,618
Ards	7,712	11,229	15,457	26,686
Armagh	4,272	5,969	9,495	15,464
Ballymena	16,786	25,947	37,205	63,152
Ballymoney	6,616	7,575	10,365	17,940
Banbridge	8,225	5,576	7,227	12,802
Belfast	326,885	329,856	489,849	819,705
Carrickfergus	5,353	4,391	6,747	11,138
Castlereagh	16,144	15,314	18,864	34,178
Coleraine	10,019	9,794	13,443	23,238
Cookstown	4,450	5,717	7,775	13,492
Craigavon	8,377	18,571	25,849	44,420
Derry	49,884	44,143	59,583	103,726
Down	8,886	6,176	8,739	14,915
Dungannon	6,843	7,948	9,503	17,451
Fermanagh	15,434	11,839	17,490	29,329
Larne	2,904	2,909	3,715	6,624
Limavady	3,053	2,480	4,083	6,563
Lisburn	32,122	35,963	46,127	82,090
Magherafelt	5,135	5,269	7,193	12,462
Moyle	811	2,080	3,038	5,118
Newry & Mourne	29,892	21,807	31,490	53,297
Newtownabbey	31,946	30,468	40,095	70,563
North Down	52,132	16,613	26,797	43,410
Omagh	14,421	10,769	15,107	25,875
Strabane	7,831	4,897	6,490	11,387
NI	628,223	655,287	942,550	1,597,837

Source: Roger Tym & Partners

Table E.10: Forecast district council industry floor space demand – net change in square metres (scenario)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	10,150	3,125	-384	2,741
Ards	-44,246	-8,561	-3,608	-12,169
Armagh	8,855	-992	1,985	994
Ballymena	22,770	-467	-4,364	-4,832
Ballymoney	-25,288	-3,214	1,935	-1,280
Banbridge	1,645	-3,426	-1,287	-4,713
Belfast	-130,482	-17,288	-31	-17,318
Carrickfergus	-20,237	-3,057	-1,770	-4,827
Castlereagh	-18,471	-5,968	-3,951	-9,920
Coleraine	-11,572	-3,532	-4,494	-8,026
Cookstown	52,470	22,861	18,701	41,563
Craigavon	-45,135	-5,341	-16,747	-22,088
Derry	-115,516	-15,946	-11,396	-27,342
Down	-3,750	-2,805	555	-2,250
Dungannon	85,784	30,605	5,130	35,734
Fermanagh	17,438	2,153	-2,044	109
Larne	7,444	1,915	-4,168	-2,254
Limavady	-1,490	-1,804	-532	-2,336
Lisburn	44,867	-3,161	-9,687	-12,848
Magherafelt	62,919	21,569	12,908	34,478
Moyle	2,883	-1,144	787	-357
Newry & Mourne	46,334	5,071	9,441	14,513
Newtownabbey	-12,012	-7,635	-7,135	-14,770
North Down	-22,090	-10,893	-1,233	-12,126
Omagh	17,005	-210	4,060	3,850
Strabane	-49,190	-9,927	-2,719	-12,646
NI	-118,544	-11,697	-15,413	-27,110

Source: Roger Tym & Partners

Table E.11: Forecast district council warehousing floor space demand – net change in square metres (scenario)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	32,424	8,629	11,920	20,549
Ards	5,624	4,895	5,956	10,851
Armagh	32,073	18,661	22,936	41,597
Ballymena	22,116	10,008	12,786	22,794
Ballymoney	10,776	5,727	7,982	13,709
Banbridge	10,260	5,930	7,431	13,361
Belfast	-52,987	46,175	53,476	99,651
Carrickfergus	3,046	3,331	4,792	8,123
Castlereagh	19,053	9,307	10,279	19,586
Coleraine	9,372	4,243	4,724	8,967
Cookstown	19,422	7,099	8,874	15,973
Craigavon	36,460	33,017	40,684	73,702
Derry	11,142	9,857	11,375	21,232
Down	412	2,362	3,518	5,880
Dungannon	13,831	8,039	7,485	15,524
Fermanagh	13,194	6,332	8,333	14,665
Larne	-5,333	2,057	2,680	4,737
Limavady	-657	1,318	1,596	2,913
Lisburn	-5,750	11,910	10,337	22,247
Magherafelt	-1,161	2,399	3,317	5,716
Moyle	1,703	990	1,244	2,234
Newry & Mourne	42,304	21,323	24,682	46,005
Newtownabbey	67,943	27,642	35,648	63,291
North Down	5,390	3,631	3,916	7,547
Omagh	9,560	6,705	7,763	14,468
Strabane	6,668	2,466	2,816	5,282
NI	308,427	265,025	317,949	582,974

Source: Roger Tym & Partners

Land requirement forecasts

Table E.12: Forecast district council office land requirement – net change in hectorages (scenario)

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	4.0	8.0	10.9	18.9
Ards	2.6	3.7	5.2	8.9
Armagh	1.4	2.0	3.2	5.2
Ballymena	5.6	8.6	12.4	21.1
Ballymoney	2.2	2.5	3.5	6.0
Banbridge	2.7	1.9	2.4	4.3
Belfast	109.0	110.0	163.3	273.2
Carrickfergus	1.8	1.5	2.2	3.7
Castlereagh	5.4	5.1	6.3	11.4
Coleraine	3.3	3.3	4.5	7.7
Cookstown	1.5	1.9	2.6	4.5
Craigavon	2.8	6.2	8.6	14.8
Derry	16.6	14.7	19.9	34.6
Down	3.0	2.1	2.9	5.0
Dungannon	2.3	2.6	3.2	5.8
Fermanagh	5.1	3.9	5.8	9.8
Larne	1.0	1.0	1.2	2.2
Limavady	1.0	0.8	1.4	2.2
Lisburn	10.7	12.0	15.4	27.4
Magherafelt	1.7	1.8	2.4	4.2
Moyle	0.3	0.7	1.0	1.7
Newry & Mourne	10.0	7.3	10.5	17.8
Newtownabbey	10.6	10.2	13.4	23.5
North Down	17.4	5.5	8.9	14.5
Omagh	4.8	3.6	5.0	8.6
Strabane	2.6	1.6	2.2	3.8
NI	209.4	218.4	314.2	532.6

Source: Roger Tym & Partners

**Table E.13: Forecast district council industry land requirement – net change in hectares
(scenario)**

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	3.4	1.0	-0.1	0.9
Ards	-14.7	-2.9	-1.2	-4.1
Armagh	3.0	-0.3	0.7	0.3
Ballymena	7.6	-0.2	-1.5	-1.6
Ballymoney	-8.4	-1.1	0.6	-0.4
Banbridge	0.5	-1.1	-0.4	-1.6
Belfast	-43.5	-5.8	0.0	-5.8
Carrickfergus	-6.7	-1.0	-0.6	-1.6
Castlereagh	-6.2	-2.0	-1.3	-3.3
Coleraine	-3.9	-1.2	-1.5	-2.7
Cookstown	17.5	7.6	6.2	13.9
Craigavon	-15.0	-1.8	-5.6	-7.4
Derry	-38.5	-5.3	-3.8	-9.1
Down	-1.2	-0.9	0.2	-0.8
Dungannon	28.6	10.2	1.7	11.9
Fermanagh	5.8	0.7	-0.7	0.0
Larne	2.5	0.6	-1.4	-0.8
Limavady	-0.5	-0.6	-0.2	-0.8
Lisburn	15.0	-1.1	-3.2	-4.3
Magherafelt	21.0	7.2	4.3	11.5
Moyle	1.0	-0.4	0.3	-0.1
Newry & Mourne	15.4	1.7	3.1	4.8
Newtownabbey	-4.0	-2.5	-2.4	-4.9
North Down	-7.4	-3.6	-0.4	-4.0
Omagh	5.7	-0.1	1.4	1.3
Strabane	-16.4	-3.3	-0.9	-4.2
NI	-39.5	-3.9	-5.1	-9.0

Source: Roger Tym & Partners

**Table E.14: Forecast district council warehouse land requirement – net change in hectorages
(scenario)**

	1998-2008	2008-2018	2018-2028	2008-2028
Antrim	10.8	2.9	4.0	6.8
Ards	1.9	1.6	2.0	3.6
Armagh	10.7	6.2	7.6	13.9
Ballymena	7.4	3.3	4.3	7.6
Ballymoney	3.6	1.9	2.7	4.6
Banbridge	3.4	2.0	2.5	4.5
Belfast	-17.7	15.4	17.8	33.2
Carrickfergus	1.0	1.1	1.6	2.7
Castlereagh	6.4	3.1	3.4	6.5
Coleraine	3.1	1.4	1.6	3.0
Cookstown	6.5	2.4	3.0	5.3
Craigavon	12.2	11.0	13.6	24.6
Derry	3.7	3.3	3.8	7.1
Down	0.1	0.8	1.2	2.0
Dungannon	4.6	2.7	2.5	5.2
Fermanagh	4.4	2.1	2.8	4.9
Larne	-1.8	0.7	0.9	1.6
Limavady	-0.2	0.4	0.5	1.0
Lisburn	-1.9	4.0	3.4	7.4
Magherafelt	-0.4	0.8	1.1	1.9
Moyle	0.6	0.3	0.4	0.7
Newry & Mourne	14.1	7.1	8.2	15.3
Newtownabbey	22.6	9.2	11.9	21.1
North Down	1.8	1.2	1.3	2.5
Omagh	3.2	2.2	2.6	4.8
Strabane	2.2	0.8	0.9	1.8
NI	102.8	88.3	106.0	194.3

Source: Roger Tym & Partners