



Ballyhornan Integrated Development Plan

Draft report

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1 INTRODUCTION AND BACKGROUND

URS were appointed in May 2012 by Down District Council to prepare a new Integrated Development plan for the Village of Ballyhoran. The village faces a number of significant and unique issues which must be addressed now to secure the future of the community. The lack of adopted roads, sewerage and water supplies within much of the village have left the community liable for significant repair works to a system which is in need for replacement imminently.

The Village Plan is funded through The Down Rural Area Partnership (DRAP), the organisation charged with administering the funds under Axis 3 of the Rural Development Programme. The programme aims to 'improve the quality of life in rural areas and encourage diversification of economic activity in rural areas by supporting a wide range of projects under six measures including;

- 3.1 Diversification into Non-Agricultural Activities
- 3.2 Support for Business Creation & Development
- 3.3 Encouragement of Tourism Activities
- 3.4 Basic Services for Economy and Rural Population
- 3.5 Village Renewal and Development
- 3.6 Conservation and Upgrading of Rural Heritage

The Integrated Development Plan will provide not only the vision for the Village but will act as a vital lobbying tool to Central Government to invest significant amounts of money into upgrading Ballyhoran's infrastructure to an adoptable standard as well and the basis for future funding applications for projects which are identified by the local community and stakeholders.



Aerial photograph of Ballyhoran

2 RELEVANT PLANNING POLICY

Regional Planning Policy

The following information provides a review of the relevant planning policies, strategies and designations which are relevant to the study area.

Relevant Regional Planning Policy is contained within the Regional Development Strategy for Northern Ireland 2025. The following policies are materially relevant:

SPG-RNI2 – To create and sustain a living countryside with a high quality of life for all residents;

SPG-HOU2 – To direct and manage future housing growth to achieve more sustainable patterns of residential development;

Statutory Area Plan Designation

Statutory Planning Policy for Ballyhornan is set out in the Ards and Down Area Plan which was formally adopted by the Department of the Environment in March 2009.

Ballyhornan is a small coastal settlement and formerly a base for personnel associated with the nearby Bishopscourt airfield. Dispersed groups of temporary structures still remain to the west and south of the traditional settlement.

A number of the temporary units have been redeveloped for residential, industrial and commercial use while others are vacant or in use as part-time accommodation.

Proposal BHN 01 Settlement Limit

A Settlement Limit is designated in accordance with Policy SETT 1 in Volume 1 of the Plan and as indicated on Map No. 3/021, Ballyhornan Settlement Map.

The designated Settlement Limit will provide certainty for the future of Ballyhornan and allow for limited expansion to reflect its existing scale and role. The proposed limit includes the traditional settlement core, re-developed housing areas and temporary accommodation once occupied by RAF personnel.

The limit includes an existing group of temporary accommodation units to the south and west of Rocks Road, some of which are in use as holiday chalets.

Interim sewage disposal measures or development phasing may be necessary for future housing schemes until such time as the Waste Water Treatment Works for Ballyhornan is complete and fully operational.

Proposal BHN 02 Industrial Policy Areas

Industrial Policy Areas are designated in accordance with SETT 2 in Volume 1 of the Plan and as indicated on Map No. 3/021, Ballyhornan Settlement Map:

- IPA 1 lands north of Killard Road
- IPA 2 lands south of Killard Road

Development of these sites will be subject to the following Key Design Considerations:

- provision of a suitable means of access linking the sites to the public road;
- provision of an adequate system of water supply and sewage disposal; and
- provision of appropriate boundary planting treatments, using indigenous species.

Planning applications within these Industrial Policy Areas will also be processed in accordance with the requirements of all prevailing regional policy. Some structures on the lands subject to this proposal are in partial use for industrial activities. The areas provide an opportunity for employment creation in a relatively

isolated part of Down District and in an area which has experienced decline in the traditional fishing industry. The use of these areas to create employment, possibly in small starter units, should help to address problems of social need in the general area.

Planning Policy Statements

The following planning policy statements are materially relevant to Ballyhornan Village.

1. Planning Policy Statement 1 ‘General Principles’

PPS1 states that, *“The Departments guiding principle in determining planning applications is that development should be permitted having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In such cases the Department has power to refuse planning permission. Grounds for refusal will be clear, precise and give a full explanation of why the proposal is unacceptable to the Department.”*

2. Planning Policy Statement 2 ‘Planning and Nature Conservation’

PPS2 is framed to ensure that interests of natural importance are protected and preserved in any development proposal. As the coastal area of Ballyhornan is designated as an Area of Outstanding Natural Beauty (AONB) this policy will have relevance to future development of the village.

3. Planning Policy Statement 3 ‘Access, Movement and Parking’.

Policy AMP1 states that the Department’s aim is to create a more accessible environment for everyone. Developers are advised to take into account the specific needs of people with disabilities and others whose mobility is impaired in the design of new development. Where appropriate, the external layout of new development will be required to incorporate all or some of the following:

- Facilities to aid accessibility e.g. provision of dropped kerbs and tactile paving etc, together with the removal of any unnecessary obstructions;
- Convenient movement along pathways and an unhindered approach to buildings;
- Pedestrian priority to facilitate pedestrian movement within and between land uses; and
- Ease of access to reserved car parking, public transport facilities and taxi ranks.

The Department will also seek to ensure that access to existing buildings and their surroundings is improved as opportunities arise through alterations, extensions and changes of use.

4. Planning Policy Statement 6 ‘Planning, Archaeology and the Built Heritage’.

An archaeological site and monument is identified to the South of Killard Square within the Ards and Down Area plan.

Archaeological Consideration

Policy BH3 – Archaeological Assessment and Evaluation

Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain, the Department will normally require developers to provide further information on the form of an archaeological assessment or an archaeological evaluation. Where such information is requested but not made available, the Department will normally refuse planning permission.

5. Planning Policy Statement 8 ‘Open Space, Sport and Outdoor Recreation’.

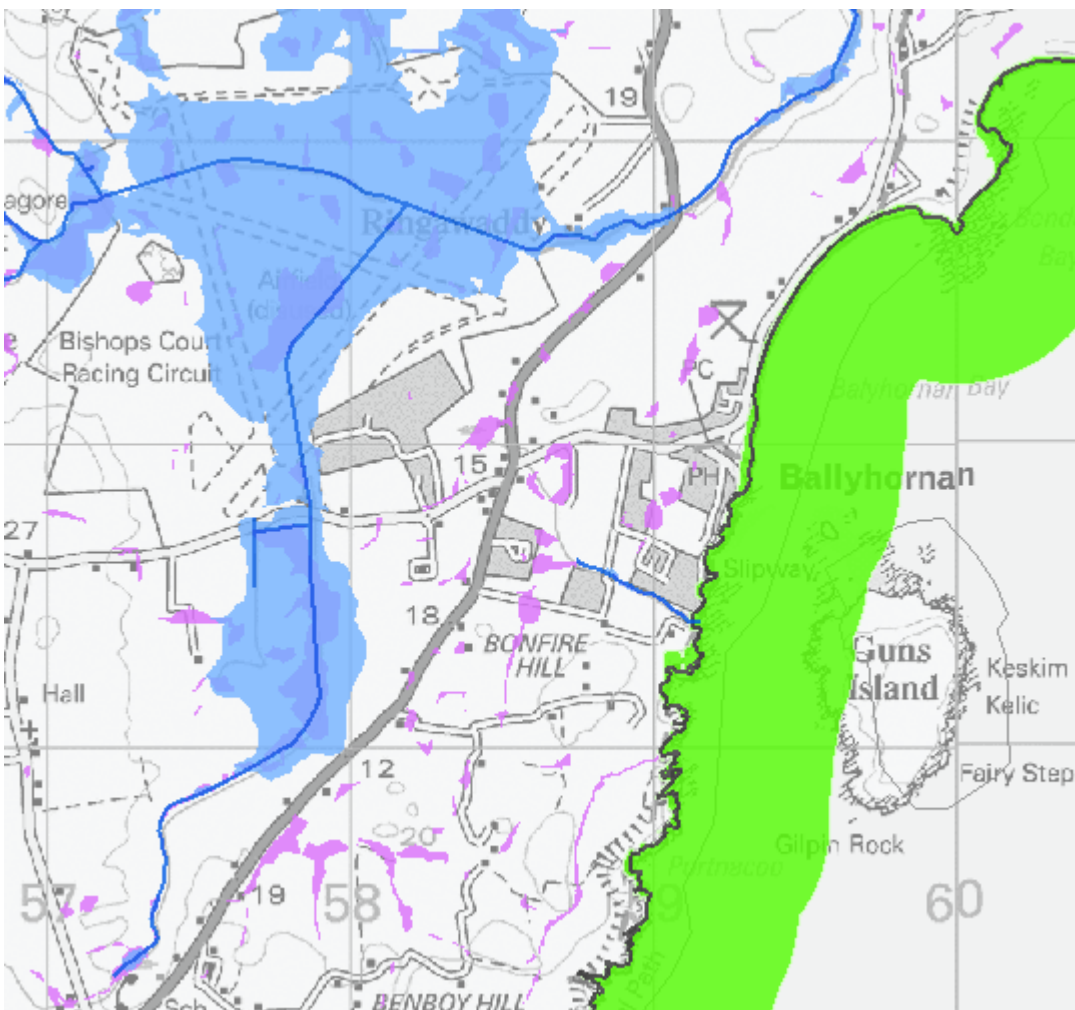
This policy applies to pockets of open space within Ballyhorman.

Policy OS1 Protection of Open Space

This policy is framed to ensure the Department will not permit development that would result in the loss of existing open space or land zoned for the provision of open space. An exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits.

7. Planning Policy Statement 15 ‘Planning and Flood Risk’.

We can advise that we have checked current flood map records with Rivers Agency NI. There is no identified flood risk within the developed areas of Ballyhorman. (A map of the study area is included over leaf).



Ballyhorman flooding map, NI Rivers Agency

Planning Policy Statement 21 ‘Sustainable Development in the Countryside’.

PPS 21 sets out planning policies for development in the countryside. The countryside is defined as land lying outside of settlement limits as identified in development plans.

3 LISTED BUILDINGS (NORTHERN IRELAND ENVIRONMENT AGENCY NIEA)

Ballyhornan has one listed building. Details of the Watch House are provided below.

ID	HB Num	Council ID	Ward ID	Construction Date	Type	Address	Transferred	Second Survey	Original
8447	HB18/09/065	18	09		WATCH HOUSE	WATCH HOUSE BALLYHORNAN ARDGLASS Downpatrick.CO.DOWN	False		B1

4 CENSUS DATA 2001

4.1 Demography

Ballyhornan is situated within the ward of Ardglass. Demographic information specific to Ballyhornan is not available.

On Census Day 29th April 2001 the resident population of Ardglass ward was 2922. Of this population:

- 25.6% were under 16 years old and 17.3% were aged 60 and over;
- 50.5% of the population were male and 49.5% were female;
- 84.2% were from a Catholic community background and 13.5% were from a 'Protestant and Other Christian (including Christian related)' community background;
- 36.1% of persons aged 16 and over were single (never married);
- 35.1 years was the average age of the population; and
- the population density was 0.8 persons per hectare.

	WARD	LGD	AA	N.IRELAND
Comparisons	Ardglass	Down	South Down	N.I
Census 2001				
<u>Resident population</u>	2922	63828	104658	1685267
<u>Persons under 16 years old (%)</u>	25.6	24.9	25.6	23.6

Persons aged 60 and over (%)	17.3	17.0	16.5	17.6
Males (%)	50.5	49.5	49.8	48.7
Females (%)	49.5	50.5	50.2	51.3
Catholic community background (%)	84.2	61.9	66.3	43.8
Protestant and other Christian community background (%)	13.5	35.5	31.8	53.1
Persons aged 16 and over single (never married) (%)	36.1	32.4	32.6	33.1
Average age of population	35.1	35.4	34.8	35.8
Population density (persons per hectare)	0.8	1.0	0.8	1.2
Migration Data Sources				
Health card registrations from non-UK nationals (per 1,000 resident population) (2010)	2.6	2.6	3.4	6.3

The population for Ardglass ward in 2010 was estimated at 3131, of which 21.0% were children, 32.6% were young working age adults, 29.0% were older working age adults and 17.4% were older people. Young working age adults are defined as 16-39 year olds, and older working age adults as males 40-64 and females 40-59 years. This represents an increase of 7.3% (212 individuals) from the estimated mid-year ward population in 2001.

Population estimates as at 30th June 2010 are shown below.

Comparisons	WARD	LGD	AA	N.IRELAND
	Ardglass	Down	South Down	N.I
Population Estimates				
Total population (2010)	3131	70770	118332	1799392
Children (%) (2010)	21.0	21.6	22.7	21.2
Young Working Age Adults (%) (2010)	32.6	32.3	33.2	33.1
Older Working Age Adults (%) (2010)	29.0	29.1	28.3	28.5
Older People (%) (2010)	17.4	17.0	15.8	17.1
Population Change 2001-2010 (%)	<i>an increase of 7.3%</i>	<i>an increase of 10.3%</i>	<i>an increase of 12.6%</i>	<i>an increase of 6.5%</i>

Datasets used: Small Area Population Estimates 2001-2010

In Ardglass ward there were 51 resident births registered in 2009. Of these, 21 were male births and 30 were female births and 21 (41.2%) births were to unmarried mothers. The median age of mothers of new-born babies in 2009 was 29 and for fathers was 32.

In total 30 deaths were registered in 2009 in Ardglass ward, of these 13 (43.3%) were under 75 years old. The median age at death was 83.

Comparisons	WARD	LGD	AA	N.IRELAND
	Ardglass	Down	South Down	N.I
Administrative Data				
Total births (2009)	51	979	1695	24910
Male births (2009)	21	512	855	12799
Female births (2009)	30	467	840	12111
Births to unmarried mothers (%) (2009)	41.2	39.3	33.2	39.8
Median age of mothers of new-born babies (2009)	29	29	30	29
Median age of fathers of new-born babies (2009)	32	31	32	32
Deaths (2009)	30	519	800	14413
Deaths to those aged under 75 (%) (2009)	43.3	36.2	38.4	38.4
Median age at death (2009)	83	80	79	79

Datasets used: Births 2009, Median Age of Parents 2009, Deaths to Under 75s 2009, Median Age at Death 2009 (NISRA Demography).

4.2 Overview of Problems at RAF sites in the Hamlet of Ballyhornan by A. H. Murphy (Chairman of Ballyhornan & District Community Association), February 2000

A report giving an Overview of Problems at RAF Sites in the Hamlet of Ballyhornan was prepared by AH Murphy (Chairman of Ballyhornan & District Community Association) in February 2000.

Site History and Condition

The report outlined the site history from Defence Estates. It also outlined the history of each of the three subsequent lots (Lot 1 – Bishops court main airfield; Lot 2 – Married Quarters (Ringawaddy); and Lot 3 – Offices and Stores (now Killard Drive)) sold off by the RAF in 1991, along with the return of an Additional Lot (now Killard Square). A condition summary of each lot is also given, when it was sold/returned.

Presumptions of and Actual Site Development

The report claims “*The Authorities*” had presumed that because the Lots were sold to a Developer, the existing properties on Lot 3 and the Additional Lot would be demolished and new properties built. The report goes on to state that the properties were sold cheaply to individuals and renovated by the new owners, and “*at no time did the Authorities i.e. Planning or Building Control involve themselves in the development or renovation, nor were restrictions placed on the Developer or individual private purchasers with regard to following proper procedures*”.

Site Problems – Non-adoption of Services

The report states that, after discussions with DoE Services, they were advised site services were not up to DoE standards and could not be adopted until they were brought up to this standard. The Developer apparently had no restrictions/obligations placed on him by Planning & Building Control Services, and therefore no legal responsibility on him to improve the services. Figures in the region of £50k-£100k had been proposed to bring the services up to DoE Standard for adoption, apparently putting it beyond the reach of tenants to ever have the services adopted, even though all residents pay rates.

Health Risks

The report highlights that as each property is completed and connected to the water supply, a centrally-located valve controlling the whole area must be shut down to facilitate connection. When the valve is reopened, water quality passing through to all properties is brown in colour with suspended particles. There is also concern zinc from the galvanised pipes may have eroded and entered the drinking water, posing a significant threat of brain damage.

The report also claims that the sewerage system has overflowed on one occasion and discharged into a residential garden to a depth of c. 12" (30cm), posing a health hazard to the community. Assistance was apparently denied from Water Service into helping clear the deposited raw sewage.

Outfall Pipe

The report claims that sewerage from the outfall pipe is meant to be processed in a pumping station before being deposited in the sea. However, due to a very unpleasant odour where the pipe has been broken, it is believed raw sewage is discharged directly into the sea.

Environmental Hazards

The report outlines a number of hazards, including :

- Broken outfall pipe discharging raw sewage directly onto the beach, causing not only a health hazard to local residents, but impact on ramblers and tourists;
- Collection of potentially contaminated shellfish in the area for human consumption;
- No maintenance has been carried out on the watermains, therefore fire hydrants have been neglected, with their location unknown and potentially inoperable.

Future Developments

Concern is raised in the report about the impact of planned housing on Lot 2 on the existing sewage system, highlighting that direct discharge of sewage into the sea contravenes EU Legislation. Before any new development on Lot 2, the report claims that now would be an opportune time to revise the sewerage system for the entire site.

The report also claims that it is the intention to develop the remaining empty properties of the Additional Lot (Killard Square) in common ownership as tourist accommodation, to bring a much needed boost to employment and income of the local economy.

It highlights that many of the properties on Lot 3 and the Additional Lot were large properties, subdivided into two houses. Where ownership of a whole property is registered to one owner, planning applications have been refused; however if a subdivided unit is registered in separate ownership, it has been granted. The report requests that this be rectified in order to prevent dereliction in the area.

Impact on Ballyhornan & Greenbelt

The report states that Ballyhornan is defined as a Hamlet within the Down Area Plan 1982-1997, whereas the adjacent RAF sites are part of the Green Belt. The report then claims that it would be the norm for former RAF bases in other parts of Britain to be designated as Brown Belt Areas and suitable for redevelopment, concluding that due to the predicted increase in residential occupation of Killard Square, Killard Drive, Lot 2, and Bishopscourt, the entire area needs to be considered for inclusion in the Village of Ballyhornan in the new Ards & Down Area Plan 2015.

4.3 Ballyhornan Concept Statement prepared by Ferguson McIlveen LLP, June 2004

Ferguson McIlveen LLP were commissioned by Ballyhornan & District Community Association and MENTOR to prepare a Design Concept Statement for Ballyhornan (dated June 2004).

The report identified that the site was rural in character, located in an undulating landscape, with the isolated clusters of dwellings at Ballyhornan generally of a poor standard and the traditional settlement centre lacking in definition.

Planning Context

The report outlined the planning context, stating that the Draft Ards & Down Area Plan identifies Ballyhornan as a small settlement. Under Proposal BHN 02, both Killard Square and Killard Drive are designated as Housing Policy Areas, and the report states that redevelopment of these from temporary units to permanent accommodation units must consider:

- Provision of adequate amenity and open space;
- Removal of existing boundary fencing and replacement with planting and hedgerows using appropriate native species;
- Provision of suitable means of access to the public road; and
- Provision of adequate systems of water supply and sewerage disposal, connected to the existing service infrastructure.

It also stated that the Department highlights the necessity to strengthen and widen the road connection to the public road, and implement footpaths, street lighting and appropriate traffic calming.

Proposal BHN 03 designated two Industrial Policy Areas (IPA 1 – junction of Killard Road and Killard Drive, and IPA 2 – adjacent to Killard Square housing area).

The Site

The report went on to describe the site, highlighting that Open views are not possible due to undulating landform of the surrounding landscape, and that the various methods of plot enclosure and dense vegetation around the more mature plots have further reduced visibility within the site. It also stated that the landform currently helps to integrate the existing dwellings with the landscape and that there is little vegetation cover within the sites. The existing species are native and concentrated along the broken hedgerows. Areas of grass, especially around the periphery, are poorly maintained and invaded by scrub.

The report claimed that site analysis and lack of connectivity between the existing landuses, confirms Ballyhornan is a poor standard housing development which requires large scale upgrading, thus requiring a Concept in line with Proposal BHN 02.

The Concept

The Concept Plan prepared by Ferguson McIlveen LLP illustrated, through a series of sketch drawings, that the traditional service centre should be relocated to the settlement's geographical centre, with strong road and pedestrian linkages to the main through route. For long term sustainable development, the Concept Report included a proposed development pattern with a proposed new link road directing people towards the newly-created Village Green and service centre, before providing a direct link to both Killard Square and Killard Drive residential sites.

The main Concept Plan suggested that Communal Facilities should be central, easily accessible, thereby becoming a focus for the neighbourhood. Houses and gardens should, where possible, avoid being overlooked and be separate from through traffic routes. A simple and direct network of street should be developed, allowing for coherent connections between all components within and around the settlement, thus making Ballyhornan more legible. In terms of Identity, the Plan recommended that anonymity should be avoided; the uniqueness of each place, house and neighbourhood should be emphasised as far as possible through the use of street or house names. All components of Ballyhornan should relate to the core or centre and be complemented, both to it and each other. In terms of Security, the Plan suggested the avoidance of through traffic within housing areas, lighting of public spaces, and natural or artificial surveillance of neighbourhoods. Site layouts and infrastructure should utilise service corridors, which anticipate future expansion, based on a generally rectangular pattern of streets and plots, avoiding land locked sites and left over pieces of land.

Outline Proposal

The report highlighted the fact that the key proposal (in Proposal BHN 02) has been the introduction of useable open space to the settlement, between Killard Square and Killard Drive, thus enhancing the quality of the residential environment.

It also stated that new entrance features will be implemented at Killard Square and Killard Drive (and junction of Killard Road with Killard Drive), providing each area and its residents with a renewed community identity. Appropriate planting schemes will add further definition and character. All existing planting will be retained and enhanced, creating a more sensitive boundary and displaying unity within Ballyhornan.

Roads

The Statement goes on to highlight that currently, roads within the site are of a poor standard, and as part of the Concept, these would be brought up to adoption standard. Responsibility for upgrading and maintenance of secondary roads within the housing area, the Plan states, will fall upon the residents of the area.

The Plan also states that Housing Executive Design Services have suggested road proposals for Ballyhornan, which include:

- Junction Treatment;
- Turning Heads;
- Speed Humps; and
- Footpaths.

Water & Sewage Network

As part of the Concept, the Plan states that these would be upgraded to adoption standard, where necessary.

Housing Layout Options

To add to the attractiveness of Killard Square and Killard Drive, various treatments within each dwelling cartilage were suggested in the Plan to create diversity within the settlement, providing choice for future residents. Although each housing space has been developed to a relatively high density, the Plan recommended that where possible, maximum private space should be secured, with all curtilages bound by low hedges or fences to provide the site with unity and a sense of ownership for all residents.

4.4 Draft submission to OFMDFM Integrated Development Fund, September 2004

A draft submission to the OFMDFM Integrated Development Fund was prepared in September 2004.

The submission identified that the former RAF accommodation had been changed to varying degrees and standards to support residential accommodation of permanent residents and holiday home owners. However the basic infrastructure in the area was wholly inadequate.

In much of the Bishopscourt / Ballyhornan area, the submission highlighted that housing units and the general environment were of very poor quality. Many properties were bought by people without a means to bring them up to standard. The existence of asbestos roofing in a number of former barrack blocks added to the environmental problems faced in the area.

The report stated that investment by private individuals had resulted in a number of adequate and in some cases more than adequate dwellings, among those of poorer quality.

Infrastructural Deficiencies

The draft submission document stated that there had been little investment in basic infrastructure. Significant deficiencies were evident in roads, water and sewage provision, particularly acute in Killard Square and Killard Drive, where the services remain unadopted by the relevant authority. It claims that this contributes

not only to the area looking dilapidated and unkempt, but periodic overflowing of the sewage system, resulting in raw sewage being deposited in homes and gardens. A brown tinge and suspended particles have been reported in the water supplies. The roads are pitted with pot holes and inadequate for normal traffic. There is little car parking and virtually no street lighting, especially in Killard Drive and Killard Square, both of which have been designated Housing Policy Areas in the draft Ards & Down Area Plan.

The submission went on to state the Noble Index reported that Bishopscourt / Ballyhornan was in the bottom 2% of the most economically deprived enumeration districts and an audit highlighted that 26.3% of homes had at least one unemployed person.

The only community facilities that exist are a playgroup and a single shop. The draft submission claimed that there was a lack of community facilities, especially for young people. Public transport in the area is poor and hard to access basic services. Other problems include illegal dumping, anti-social behaviour, and tension between locals and holiday home owners.

Environmental Attributes

The draft submission highlighted that the area is blessed with some outstanding environmental features, including a stunning coastal setting and excellent beach and offer significant potential around which to develop the village for both residential and tourist use. However potential for development is compromised by raw sewerage being pumped into the sea and blight of poor quality housing and dereliction.

The Future

The investment in some properties by private individuals and NIHE in the form of grant aid has, the draft submission claims, resulted in a substantial number of good quality residences, with a trend towards permanent occupation of former holiday homes. There is also a significant number of planning applications for the area. The coastal zone which includes Ballyhornan is identified in Down District Council's Tourism Development Strategy as an area of great potential.

Action to Date

The report highlighted that a number of agencies and community groups have been involved in attempting to address the issues affecting Bishopscourt / Ballyhornan.

The Housing Executive has invested significant monies over the years in grants to individual home owners to make dwellings fit. However, the Executive stated that major infrastructural improvements need to be made to Killard Square and Killard Drive.

The Ards & Down Area Plan (draft) emphasised that the future use of land in the settlement must ensure the provision of housing in keeping with modern standards. There has been the designation of two Industrial Policy Areas (IPA 1 and IPA 2) in the settlement in the draft plan.

Roads Service and Water Service were both unable to adopt the relevant services in Killard Square and Killard Drive for reasons of resources and concern of setting a precedent which would compromise their policy of adopting infrastructure.

Ballyhornan and District Community Association have developed plans for a Community Centre and are currently having an economic appraisal and business plan completed and seeking funding.

Down District Councillors and other local politicians have lobbied for the situation to be addressed. However, the actions taken by the agencies and local groups to date, despite their best efforts, have been somewhat piecemeal. Lack of co-ordination / collective action and resources were identified as the main barriers to progress in the area.

The Solution

The unmanaged transition from RAF station to public use has resulted in various issues arising, making it difficult for authorities and service providers to manage the situation, the draft submission claims. Two barriers exist to both the community and statutory agencies to become involved. The first is availability of significant resources to address the issues; the second is the need for co-ordinated action in the absence of which it is very difficult for any one agency to "jump first" in terms of committing further time and resources.

Task Force

The draft submission stated that Down District Council has attempted to address the co-ordination issue by trying to establish a Task Force, made up of the following:

- Chairman of Down DC;
- The Local MP;
- Local MLAs;
- Local Councillors;
- Ballyhornan and District Community Association;
- Department of Agriculture and Rural Development;
- Department of Regional Development;
- Department of Social Development;
- DoE Planning Service;
- Down District Local Strategy Partnership;
- East Down Rural Community Network;
- International Fund for Ireland;
- Northern Ireland Housing Executive;
- Down District Council Officials.

The submission states that the remit of the group would be to develop and take formal action to address the issues highlighted in the local Development Plan.

Financing

The Council acknowledge that they were unable to raise the level of finance required to address the problems. Broad estimates of some of the key investment needs were:

- | | |
|---|------------|
| • Upgrading Roads to adoptable standards | - £300,000 |
| • Upgrading of water and sewerage infrastructure to adoptable standards | - £ 85,000 |
| • Development of Family Centre / Community Hall | - £500,000 |
| • Development of workspace Units in conjunction with the above | - £500,000 |

The submission envisaged that any funding available from the IDF would address 3 main issues:

- Deficiencies in physical infrastructure;
- Provision of family / community centre and workspace units to address deficiencies in social / community infrastructure and stimulate local economic development; and
- Various environmental enhancement schemes.

Outcome

The draft submission envisaged that were a significant amount of funding (c. £1M) to be made available, it would remove the blockage which currently exists to address the issues that exist in Bishopscourt / Ballyhornan.

Conclusions

The submission concluded that they believed the problems outlined were unique, due to an unmanaged withdrawal by the MoD. The future of the area was left in the hands of developers, upon whom no specific obligations were placed.

The current problems particularly those relating to basic infrastructure, are not capable of being addressed by any one agency. Therefore the proposed multi-agency Task Force would take forward proposed plans for the area; all that is missing are resources.

Evidence suggests that it is firmly establishing as a sizeable settlement and in future, has potential to be attractive to both tourists and permanent residents.

The overall conclusion of the submission was that Bishops court / Ballyhornan be considered for funding for funds from the Integrated Development Fund.

4.5 Development Plan for Ballyhornan & Bishops court area, PREPARED BY MENTOR

A Development Plan was prepared by MENTOR Economic Developments Limited on behalf of Ballyhornan & District Community Association to provide an overall vision for the regeneration of the area. MENTOR were also engaged to prepare costed options/proposals for a specific project around the two housing areas.

The report states that in 2002, Ballyhornan's Mustard Seed Group co-ordinated a community audit for the establishment of a community hall. 91.8% of residents were in full support of the establishment of a centre, potentially at the site of the old St John's Hall.

The report outlines the approach taken for the study, which included two consultation evenings for the residents of Ballyhornan and Bishops court, consultation with various statutory bodies, building an actual model of the proposed development layout, and presentation of the overall findings to the Community Association and Down District Council.

The plan details the socio-economic profile of the area, collated jointly by MENTOR and the Mustard Seed Group, by way of a questionnaire approach to 150 households. 76 were returned, giving a response rate of 50.6%.

The findings were that the majority of houses have two individuals, aged between 26-59 years, with at least one male and one female in the house. An analysis of the number of employed, unemployed and retired individuals was also provided.

Respondents also claimed that the biggest disadvantage of living in the area was a lack of public transport. Nearly 69% of those who use the current services rated them as either poor or very poor, with a similar percentage finding it difficult to access public transport. Despite the difficulties, the report concluded that two thirds of residents wish to stay locally. Other key disadvantages were no local amenities and a lack of facilities for young people. In terms of what they would like to see done, top was some kind of community facility offering a variety of activities for all, but in particular for the young people in the area, followed by improved public transport and facilities for young people, such as a playground.

MENTOR also undertook a SWOT Analysis of the area, as summarised below.

Strengths

- Strong Community Group with good support from Down DC, NIHE, EDRCN, Down LSP, MP and other politicians;
- Scenic beauty;
- Beautiful beach;
- Peaceful environment;

- Friendly and welcoming people;
- Good local Primary School;
- Race track.

Weaknesses

- Absence of key services, e.g. sewerage, water, roads, community facilities, medical services;
- Derelict appearance;
- Dumping;
- Farming activities wrongly located;
- Tension between locals and holiday home owners;
- Anti-social behaviour.

Opportunities

- Repair and restoration of buildings;
- Provision of Community Facilities;
- Provision of other Key Services;
- Provision of managed workspace units;
- Development of tourism services and facilities;
- General Environmental Improvements;
- Maximisation of economic returns from race track.

Threats

- Failure to convince some statutory bodies to invest in the area;
- Failure to motivate community and maintain community support.

Consultations

MENTOR used the 'Planning for Real' approach to maximise the levels of community participation and ownership. This included production of a 3-dimensional model and its subsequent display at a public event, which attracted c. 100 people. The consultation process identified eight key themes; in order of community importance these were:

- Environment;
- Leisure;
- Crime and Safety;
- Community Facilities;
- Traffic and Transport;
- Housing;
- Health;
- Work, Training and Local Economy.

Other consultations were held on Housing Executive Draft Plans, two evening community consultations were held, and a number of consultations took place with statutory bodies, which included Council for Catholic

Maintained Schools (CCMS), Police Service of Northern Ireland (PSNI), Department of Agriculture & Rural Development (DARD), DRD – Roads Service, and DoE- Planning Service.

A number of consultations also documented in the Plan took place with the local MP, MLAs, local area Councillors and council officers.

Development Plan

The MENTOR Development Plan concluded that throughout the consultation process, it became apparent that the overriding key issues were environmental. Specific concerns were the unkempt and derelict appearance of the area, lack of proper sewerage and water services, the poor quality of many roads which have not been adopted, and the absence of community facilities.

An Action Plan to help address these and other concerns was included at the end of the report, along with a likely timescale, suggested budget, and indicative list of organisations which could play a role in achieving the action. The Key Aims of this Action Plan included:

- Improve the Local Environment;
- Improve the provision of Leisure Facilities locally;
- Improve the Level of Community Safety locally;
- Improve the Level of Community Facilities;
- Improve Transport and Roads locally;
- Improve Housing locally;
- Improve Heath locally; and
- Improve Economy locally.

The Development Plan acknowledged that it would be of little value unless it were actually implemented, recommending that, as the position in Ballyhornan and Bishopscourt is so unique, that a special approach be taken to ensure implementation of the plan. It went on to state that a new Task Force for the area should be established, led by Down District Council and include representation of all the relevant statutory bodies and the community. This Task Force should:

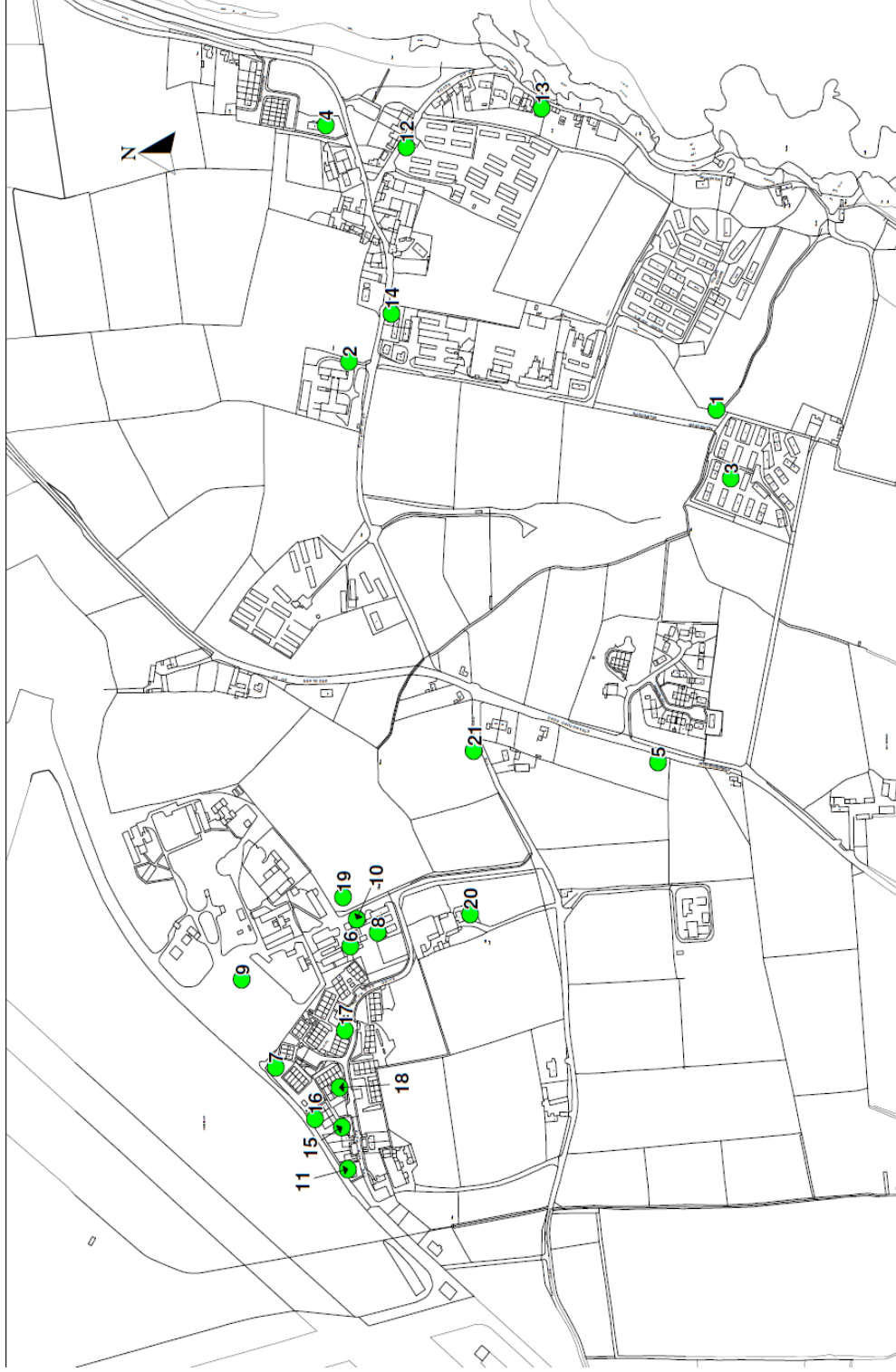
- Co-ordinate and monitor the delivery of the plan;
- Secure the commitment of the relevant statutory bodies to implementation of those actions for which they have responsibility; and
- Try to secure additional resources for the area. This should include approaches to the Ministry of Defence.

5 PLANNING HISTORY CHECK

Listed below are all significant live planning applications and approvals within the village of Ballyhorman

Location on map	Planning Ref	Location	Proposed Development	Applicant	Status
1	R/2011/0630/F	35m north-east of no 14 Killard Drive Ballyhorman Downpatrick Co Down BT30 7SN	Development of a wastewater screening site to intercept and treat wastewater prior to its discharge into the Irish Sea through an existing outfall pipe	Northern Ireland Water Ltd	PENDING
2	R/2012/0208/F	Byrne Fish Processing Factory Ballyhorman	Wind Turbine		PENDING (retrospective)
3	R/2009/0898/F	20 Killard Drive, Ballyhorman, BT30 7PN.	Change of use from residential unit to (Voluntary Community Outreach Building) (to include accommodation).	Geraldine McMullan - Mustard Seed Group	Approved
4	R/2011/0741/F	Adjacent to 67 Killard Road Ballyhorman Downpatrick BT30 7PQ	Proposed new dwelling		PENDING
5	R/2007/0658/F	Ex RAF NAFFI building site Strangford Road	Proposed Housing Scheme - Amended layout and change of house types to previously approved R/2000/0602/RM. (10 semi detached dwellings and 10 garages) - amended plans		Approved
6	R/2012/0215/O	50 m north of 7 Lismore Road with access of Roukes Drive	Dwelling & garage		PENDING
7	R/2009/0404/F	Site adjacent to No 17 Donard View Bishopscourt Downpatrick Co Down BT30 7BN.	Proposed 2 storey detached dwelling (Amended scheme).		Approved
8	R/2008/1064/O	7 Rourkes Link, Ringawaddy, Ballyhorman, Downpatrick	Proposed housing development for 12 units. (Amended scheme)		Approved
9	R/2010/0810/F	North east of Donard View/The Lanes Bishopscourt Ballyhorman.	New artificial pitch, alterations and extensions (single storey) to side and rear of Ballyhorman Family Centre		

10	R/2012/0174/F	Site 70m East of 1 Elm Close Bishopcourt Ballyhorman	Two new Dwellings			Pending
11	R/2011/0753/O	Adjacent to 2 The Fairways	2 No. proposed semi-detached dwellings with associated garden and driveway			Pending
12	R/2008/0289/F	The Cable Bar, 1 Rocks Road, Ballyhorman	Proposed alterations and extension to public house			Approved
13	R/2007/0535/F	Lands at 23 & 25 Rocks Road, Ballyhorman.	Proposed replacement of no's 23 & 25 Rocks Road, Ballyhorman with a new dwelling. (amended plans)			Approved
14	R/2007/0428/F	80-82 & land adjacent to 80 Killard Road, Ballyhorman	3 No dwellings (2 replacements dwellings for No 80 & 82 & 1 new dwelling in substitution for R/2005/0424/F).			Approved
15	R/2008/0549/O	To the south and rear of No 1 Donard View, Ringawaddy BT30 7BN	Site for residential development (1 No two storey dwelling house).			Approved
16	R/2008/0399/O	3 Donard View, Rourkes Link, Ballyhorman, BT30 7BN.	Dwelling.			Approved
17	R/2007/0683/F	Adjacent to No 1 The Lanes, Ringawaddy Downpatrick BT30 7DF	Proposed end terrace dwelling to the side of existing dwelling.			Approved
18	R/2007/0580/O	Site adj to no.6 Donard View, Ringawaddy, Bishopscourt, Ballyhorman.	Site for residential development (additional end terrace dwelling).			Approved
19	R/2007/0450/F	Site located 45m North East of 3 Rourkes Link, Bishopscourt, Downpatrick.	Proposed development of 4 No. semi-detached dwellings and 1 No detached dwelling (5no. total).			Approved
20	R/2005/0921/RM	Adj to 7 Lismore Road	New dwelling			Approved
21	R/2008/0679/F	40 metres north of 1 Lismore Road, Bishopscourt.	Proposed petrol filling station (additional information regarding floorspace).			Approved



Location of live planning applications/ approvals

6 COMMUNITY CONSULTATION

A public meeting took place in the Family Centre, Ballyhorman on the 25th June 2012. Following the public meeting consultation display boards were displayed in the Family Centre from 9th of July 2012 to the 27th July 2012. The display boards outlined projects which could be undertaken through the Rural Development Programme as well as more significant proposals around how Ballyhorman should develop in the future to achieve the goal of adoptable standard infrastructure. This included options to redevelop within the existing structure and an option to demolish existing properties and provide new housing on adjoining land. Questionnaires were provided asking the community to prioritise projects as well as identify their preferred option for the future development of the village. A total of 70 responses were received to the consultation exercise. The high number of responses relative to the size of Ballyhorman, highlights the importance of these plans to the future of the community.

(See appendix 1 for copy of collated questionnaire).

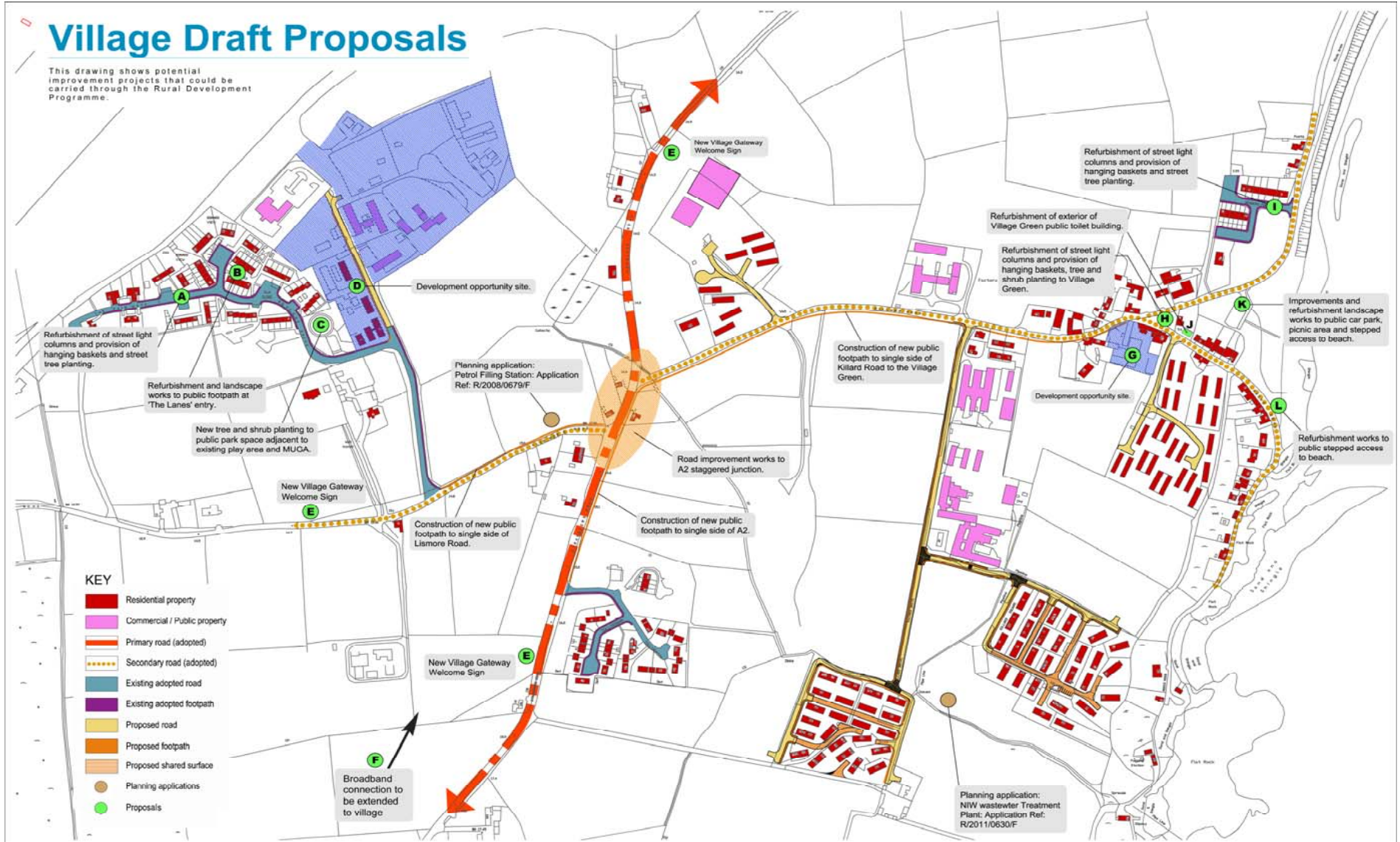


Residents at public meeting, 25th June 2012

The majority of proposals identified overleaf are projects which could potentially be funded through the Rural Development Programme, administered in the Down area by the Down Rural Area Partnership (DRAP). Other projects are identified which may not fall within the Rural Development Programme criteria but are vital to the area and could be achieved through lobbying the relevant agency.

Village Draft Proposals

This drawing shows potential improvement projects that could be carried through the Rural Development Programme.



NOTES		PRELIMINARY Down District Council		Project Title: Ballyhorman Integrated Village Development Plan		Drawing Title: VILLAGE DRAFT PROPOSALS		Project No: 47062786 Date: 07/12/2012		URS Infrastructure & Environment UK Limited 47062786 11/2012		URS Infrastructure & Environment UK Limited URS 47062786 - 100	
In addition to the hazard/risk normally associated with the types of work described on this drawing, care should be taken to ensure that all works are planned and carried out in a safe manner, taking account of the relevant health and safety legislation, and any appropriate method statements, where applicable.		CONSTRUCTION RISK MAINTENANCE / CLOSING RISK DEMOLITION RISK		Project of Area: PRELIMINARY		Drawing No: VILLAGE DRAFT PROPOSALS		Project No: 47062786 Date: 07/12/2012		URS Infrastructure & Environment UK Limited 47062786 - 100		URS Infrastructure & Environment UK Limited URS 47062786 - 100	
SAFETY: HEALTH AND ENVIRONMENTAL INFORMATION(S)													

8 SELECTED PROJECTS

8.1 Key Priority Projects

A number of high priority projects which may fall under the Rural Development Programme were highlighted prior to consultation. The community were asked to comment and prioritise projects which they felt were the most important for the village. The following selected projects were rated highly by the highest number of people.

8.2 Development of Opportunity Site D



The area defined as development opportunity site D was ranked number one priority by the most people. Forty people from a total of seventy identified it as the number one priority.

Significant investment has been made in the area around the Fairways. The Family Centre, play area and Multi Use Games Area have all been developed in this area. Site D is an important entry point into this area of Ballyhornan. Derelict properties still painted green alongside high security fences hark back to the days of the RAF base. It is vital that Ballyhornan is allowed to move on from this and become a welcoming and sustainable village. The removal of derelict properties will also create a significant development zone for

new housing to be built. Development of the area would be preferential in terms of sustainability – The redevelopment of a Brownfield site located in close proximity to existing community facilities.

8.3 Construction of new footpaths connecting Killard Road, A2 and Lismore Road

The disconnect between the historic village core of Ballyhornan at the coast and the community centre and facilities which have developed further inland at Ringawaddy causes a significant health and safety issue. Car ownership in Ballyhornan is low; therefore residents and children who live at the coast, Killard Square and Killard Drive are forced to walk up the road in order to get to the park and community centre. This issue will be accentuated when the new 3G pitch is built beside the community centre. There is poor visibility along the road, cars travel at speed and in places there are no grass verges to walk on. The construction of footpaths is urgently required linking the community centre with the rest of the village. Twenty six people highlighted this as the number one priority project for the area showing the major concerns within the community that a serious accident could occur here.



Lismore Road, Ballyhornan

8.4 Road Improvement works to A2 staggered junction



Visibility at the A2 junction with Killard Road is restricted. In addition to the lack of footpaths this is a major health and safety risk. Twenty three people identified this as the most important project for Ballyhornan. A remodelling of this junction is recommended, in order to provide greater visibility. Road realignment may be possible using the existing grass verges or some land acquisition may be necessary.

8.5 Broadband connection extended to the village

Ballyhornan currently does not have a high speed broadband connection. The computer suite which is already in place within the community centre in addition to individual houses would benefit from broadband provision within the village. Twenty people identified this as their number one priority project for Ballyhornan.

8.6

Demilitarise the village through removal of security fencing and demolition of derelict properties



The removal of the old security fencing and demolition of derelict properties could be a quick win for Ballyhornan which would make a big difference to the appearance of the village as well as the way the community view their village. High security fences and derelict properties serve no purpose and stop Ballyhornan from moving forward. Clearing these properties and removing fencing would make a significant difference and has strong community support.

9 FUTURE DEVELOPMENT PROPOSALS FOR BALLYHORNAN

The objective of the Ballyhornan Strategic Development Plan is to achieve adopted infrastructure for the village of Ballyhornan. This will include roads, footpaths, street lighting, foul sewers, storm sewers, and water supply. This objective can be achieved in a number of ways; each having a significant cost and high level of disruption. That said, the objective for Ballyhornan is now a necessity rather than a luxury. The existing infrastructure is unfit for purpose and now at breaking point. There have already been incidents where the combined foul and storm sewers have failed, a cost which was borne by Down District Council. Council have made it clear that they will not continue to cover costs which are currently the responsibility of the residents to pay for due to the fact they are unadopted.

The plan overleaf illustrates how Ballyhornan could look if the old billet housing were to be demolished. New housing would be built around the original village core and around the community facilities already in place at the Ballyhornan Family Centre. Development in this form would create a more sustainable form of development allowing a traditional village and services to develop. The existing dispersed housing makes it difficult to create a tight knit village core where services and community facilities can develop.

An alternative option is to work within the existing housing layout, providing adoptable roads and sewers where possible. There are a number of options on how this can be achieved, however each option involves the loss of resident's private space and or the demolition of selected properties. The photograph below illustrates the lack of space between properties. In order to provide adoptable standard road widths without demolishing any houses, front gardens, fences and walls would be removed with front doors opening directly onto the new road. The five detailed plans within this section illustrate how roads could be provided and the impact it would have on resident's private amenity space.

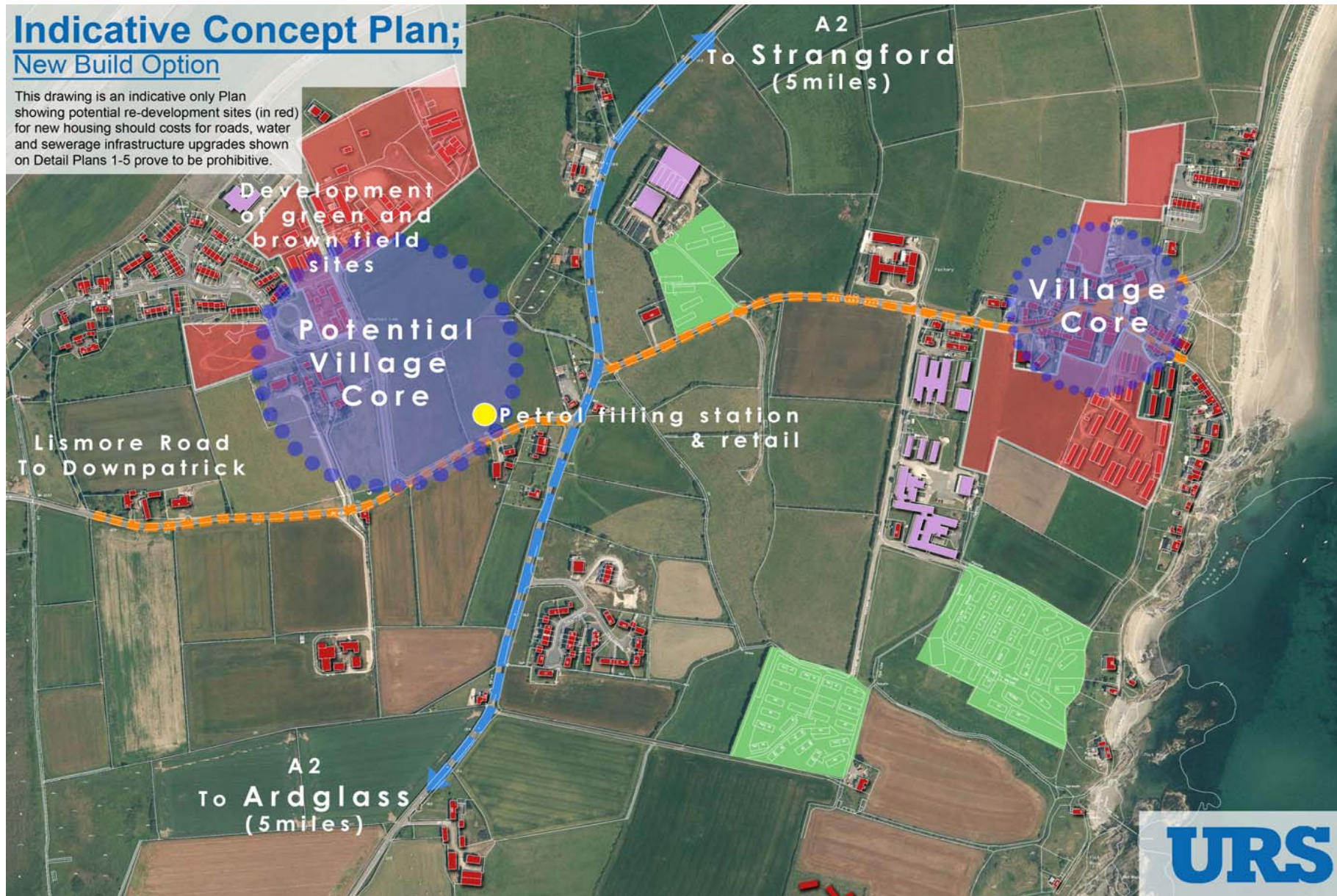


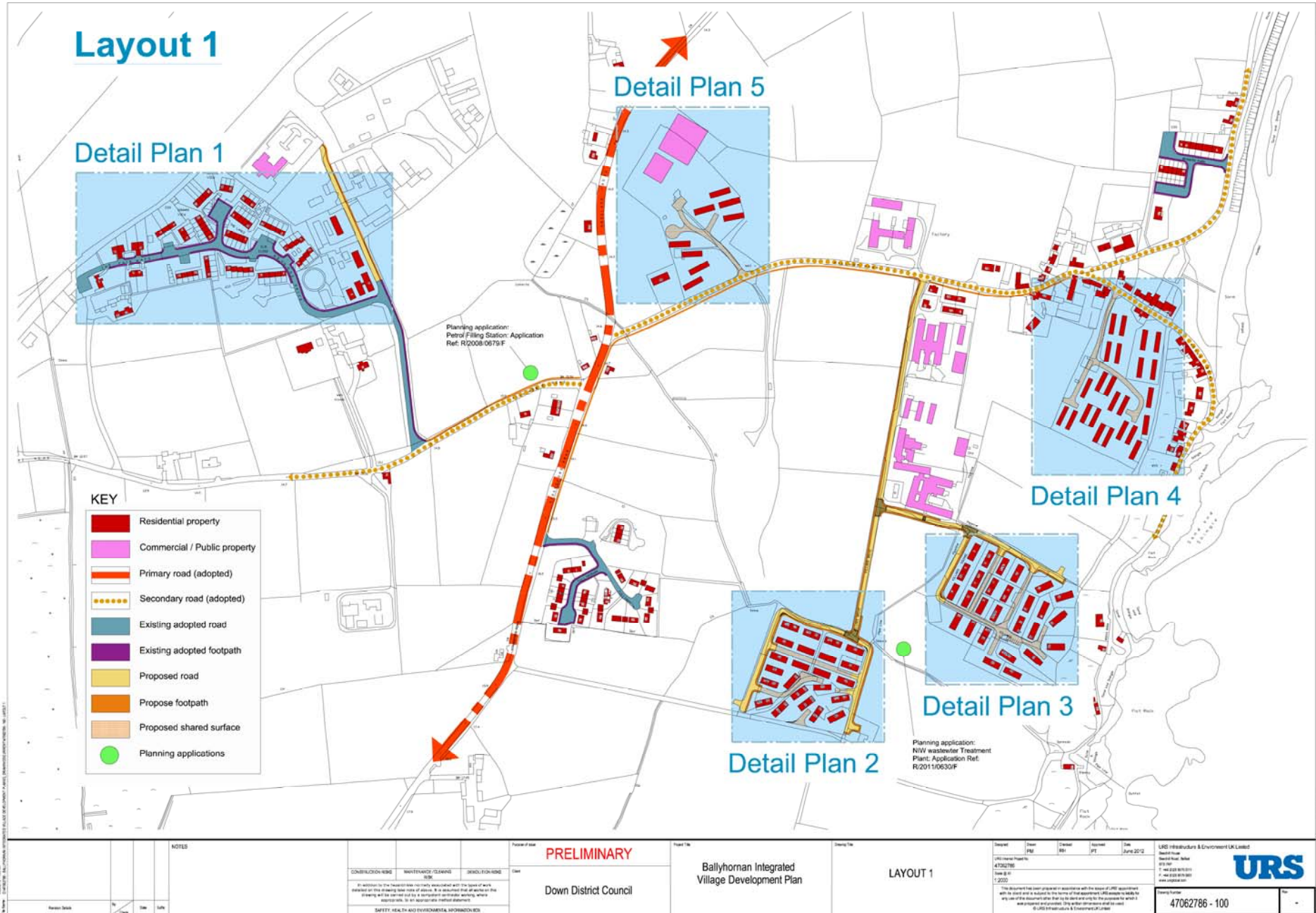
New roads would require loss of resident's private amenity space

Through selective demolition it may be possible for remaining properties to retain their private space. This option would require compensation payments to affected residents. The new infrastructure costs per dwelling would also increase dramatically, bringing into question the costs against benefits of this option. The condition and makeup of many of the properties mean it would not be possible to demolish half of the semi detached bungalow. Therefore this would double the number of properties lost if a selective demolition approach were to be followed.

Indicative Concept Plan; New Build Option

This drawing is an indicative only Plan showing potential re-development sites (in red) for new housing should costs for roads, water and sewerage infrastructure upgrades shown on Detail Plans 1-5 prove to be prohibitive.





Detail Plan 1

This drawing shows road and footpath extension to existing Community / Family Centre

KEY

- Residential property
- Commercial / Public property
- Existing adopted road
- Existing adopted footpath
- Proposed road upgrade
- Proposed footpath



NOTES

Revision Details	No.	Date	By/Bye
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CONSTRUCTION RISKS	MAINTENANCE / CLEANING RISKS	DEMOLITION RISKS

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX

Project of Area	PRELIMINARY
Client	Down District Council

Project Title	Ballyhorman Integrated Village Development Plan
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Drawing No.	DETAIL PLAN 1
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Drawn	PM	Checked	DSK	Approved	PTT	Date	June 2012
URS Reference Number	47062786	Scale	1:500				

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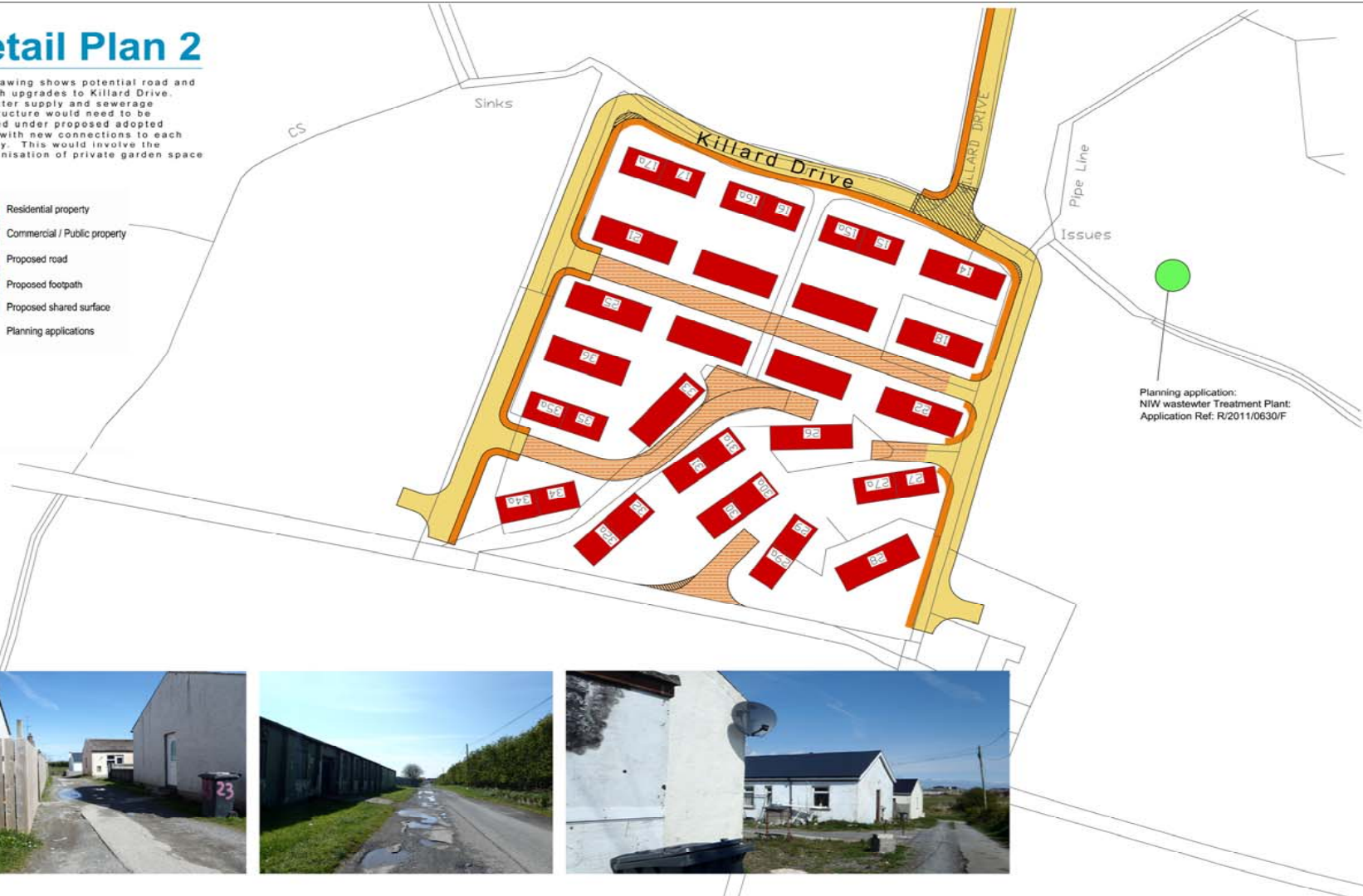
Drawing Number
47062786 - 100

Detail Plan 2

This drawing shows potential road and footpath upgrades to Killard Drive. New water supply and sewerage infrastructure would need to be installed under proposed adopted roads, with new connections to each property. This would involve the re-organisation of private garden space.

KEY

- Residential property
- Commercial / Public property
- Proposed road
- Proposed footpath
- Proposed shared surface
- Planning applications



Revision	Date	Author	Checked	Drawn	Project Title	Project Ref	Client	Design Ref	Drawn Ref	Checked Ref	Scale	Notes	URP Inland Projects 47062786					URS Infrastructure & Environment UK Limited Broad Road, Salford S9 1NH T +44 (0)161 291 0111 F +44 (0)161 291 0001 www.urscorp.com				
					PRELIMINARY Down District Council	Ballyhoman Integrated Village Development Plan	Down District Council	DETAIL PLAN 2														
			CONSTRUCTION RISK			MAINTENANCE / CLEANING RISK			DEVELOPMENT RISK			Other			Safety, Health and Environmental Information Box			47062786 - 100				

Detail Plan 3

This drawing shows potential road and footpath upgrades to Killard Square. New water supply and sewerage infrastructure would need to be installed under proposed adopted roads, with new connections to each property. This would involve the re-organisation of private garden space.

- KEY**
- Residential property
 - Commercial / Public property
 - Proposed road
 - Proposed footpath
 - Proposed shared surface
 - Planning applications



Planning application:
NIW wastewater Treatment Plant:
Application Ref: R/2011/0630/F

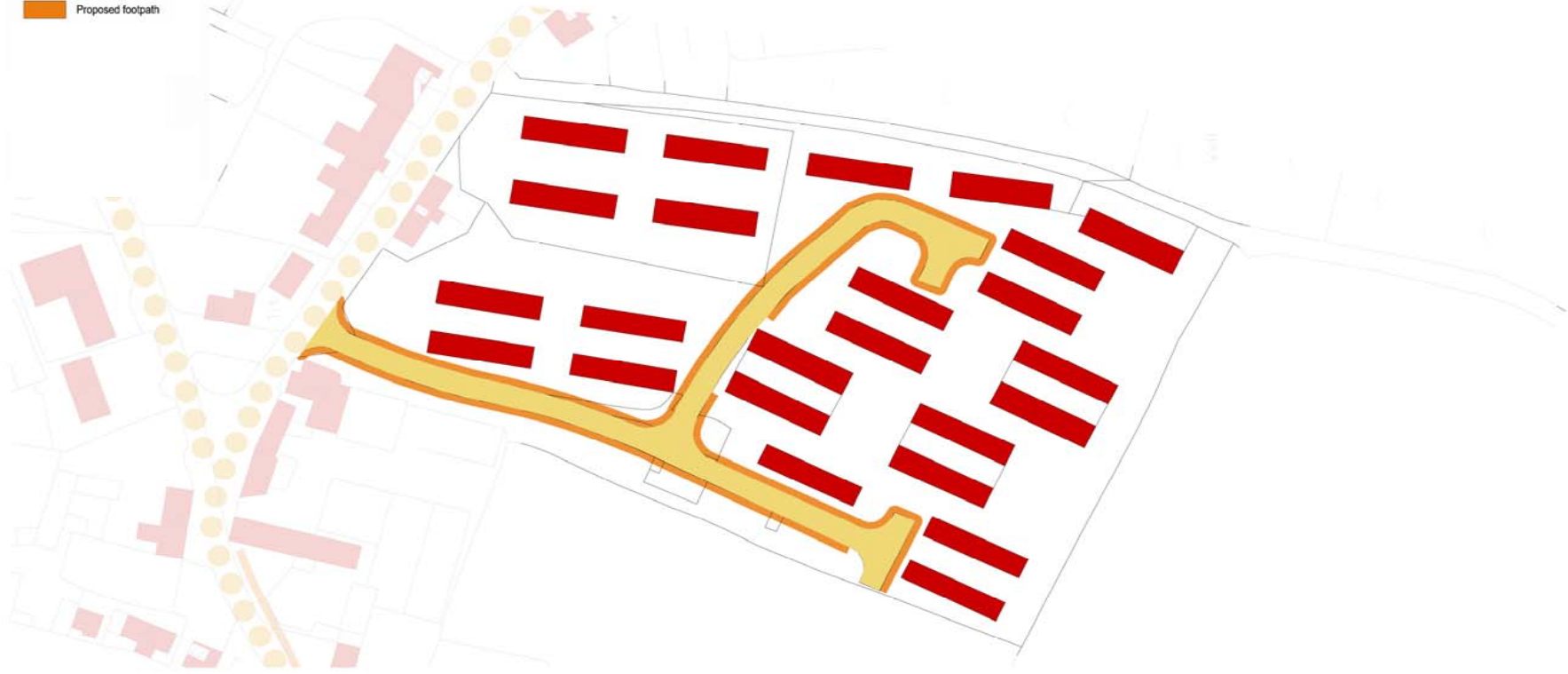
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<p>CONSTRUCTION NAME: NIW WASTEWATER TREATMENT PLANT</p> <p>DESCRIPTION NAME: NIW</p> <p>In addition to the features already associated with the type of work shown on this drawing, the following are shown: It is assumed that all work on the drawing will be carried out in accordance with the relevant standards, specifications, and codes of practice, as applicable, to the appropriate method statement.</p> <p>SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION</p>		<p>Project Title: Down District Council</p>		<p>Project Title: Ballyhorman Integrated Village Development Plan</p>		<p>Sheet Title: DETAIL PLAN 3</p>		<p>Client: NIW Project: NIW Scale: 1:500 Date: June 2012</p>		<p>URS Infrastructure & Environment UK Limited 47062786 - 100</p>	

Detail Plan 4

It is not possible to provide road access to all dwellings within existing layout. This drawing shows an indicative road access. New water supply and sewerage pipes would be laid under proposed road.

KEY

- Residential property
- Secondary road (adopted)
- Proposed road
- Proposed footpath



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Scale 1:1000					
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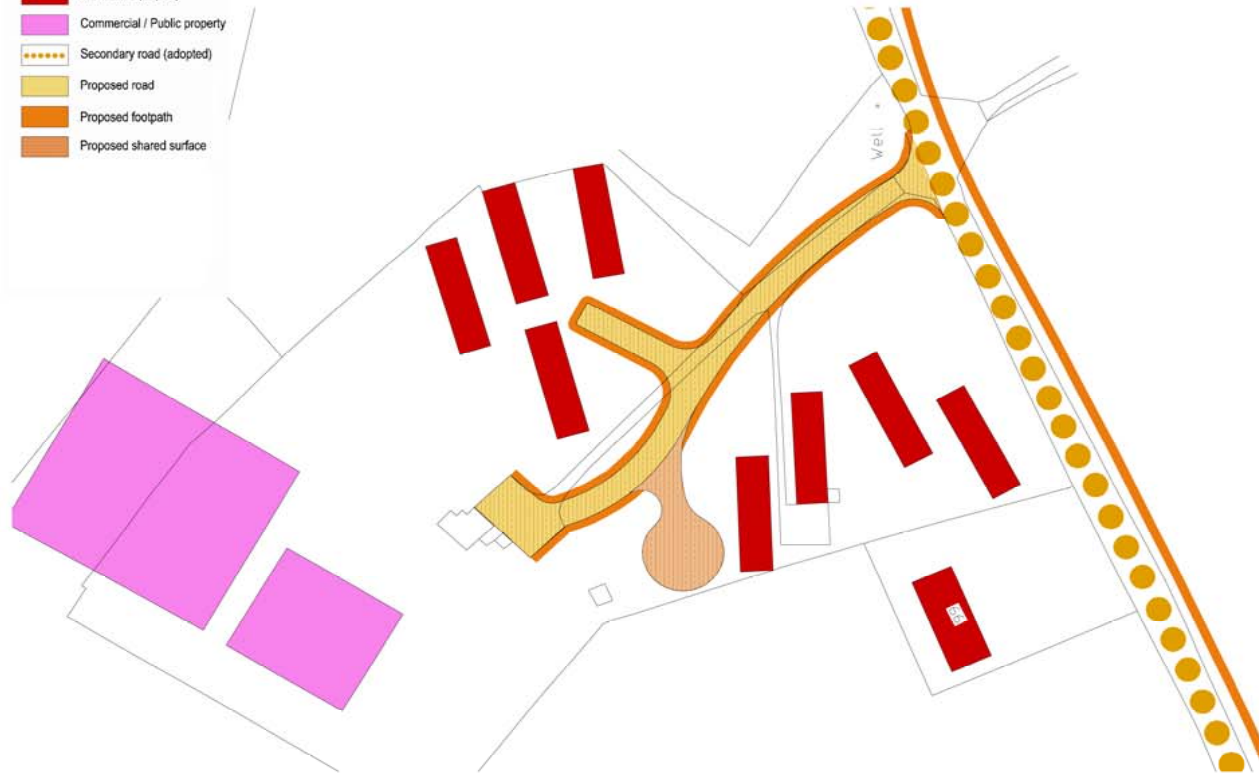
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CONSTRUCTION-NBS	MAINTENANCE-GLANSNA	DESIGNATION-NBS					

Detail Plan 5

It is not possible to provide road access to all dwellings within existing layout. This drawing shows an indicative road access. New water supply and sewerage pipes would be laid under proposed road.

KEY

- Residential property
- Commercial / Public property
- Secondary road (adopted)
- Proposed road
- Proposed footpath
- Proposed shared surface



Project: Ballyhorney Integrated Village Development Plan
 Drawing No: 47062786-100
 Date: 04/06/2012
 Scale: 1:500
 Author: URS
 Checker: URS
 Designer: URS
 Date: 04/06/2012
 Project No: 47062786
 Drawing No: 100
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NOTES

No	Date	Author	Check

CONSTRUCTION	WAYLEAVE	CLEANING	REPAIR	DEMOLITION	ROSE

Project No:	PRELIMINARY
Client:	Down District Council

Project Title:	Ballyhorney Integrated Village Development Plan
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Drawing Title:	DETAIL PLAN 5
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Designer:	URS
Checker:	URS
Designer:	URS
Author:	URS
Date:	04/06/2012
Project No:	47062786
Drawing No:	100
Scale:	1:500

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Drawing Number: 47062786 - 100

11 COSTS

11.1 New build option

The new build option for Ballyhornan allows for the construction of seventy new, three bedroom properties to replace the existing housing stock primarily located at Killard Square and Killard Drive. Costs associated with the new development are set out below;

Works	Indicative Costs
Construction works	£3,500,000
Infrastructure	£1,400,000
Land acquisition	£1,000,000
Prelims, site set up	£500,000
Total cost	£6,400,000

11.2 Redevelopment of infrastructure within existing layout

The redevelopment option within the existing layout could take a number of forms, involving the demolition of houses or avoiding demolition but losing private amenity space. Costs associated with re providing new roads, lighting, sewers and water supply are provided below.

Works	Indicative Costs
Replacement of Foul and storm sewers	£868,799
Roads, Lighting and footpaths	£2,317,138
Land acquisition	£60,000
New Water pipes	£400,000
Compensation to residents	£500,000
Total cost	£4,145,937

* Land acquisition – 4 acres of land is required to widen roads throughout the village. Agricultural value of £15,000 per acre is assumed.

* Compensation calculated on basis of 40 residents losing private space to accommodate roads and footpaths. A figure of £10,000 per resident has been allowed. A further £100,000 is allowed for the temporary re housing of residents damage to existing properties.

11.3 Costs Comparison

The indicative figures included illustrate the significant costs associated with upgrading Ballyhornan to adoptable standard in order to secure its future as a sustainable community. The new build cost of £6.4m does not include land acquisition which may add a further £1m to provide 10 acres of Greenfield sites. A total cost of £7.4m can therefore be compared to £4.15m to upgrade the existing infrastructure.

N.B All costs to be verified by relevant Statutory Agencies.

12 RECOMMENDATIONS

A cost of £4.15m to provide new sewers, roads, lighting and water must be assessed against the condition and long term sustainability of existing housing stock in Ballyhornan. It is recognised that some residents have invested a significant amount of money into upgrading their homes, however the majority of properties are in a poor state of repair and some still have asbestos roofs. The billet housing which are now providing full time living accommodation for the community of Ballyhornan were not designed either to last or to be permanent living accommodation.

Looking forward it is recommended that Central Government invest a significant amount of money into the infrastructure of Ballyhornan. This money cannot be justified when taking the existing housing stock into account. Although the costs are greater for a new build option, it is likely to be much more sustainable and viable in the longer term. New housing up to modern standards will be provided with new roads, water, sewers, lighting, footpaths and open space be provided compared to squeezing new roads into the existing layout which is cramped and unsuited for modern living.

Prior to final decisions being taken on a future investment strategy the following studies are recommended;

- A full Economic Appraisal on the development options in order to establish the most economically viable option;
- A detailed technical study into infrastructure requirements with detailed costs to upgrade;
- Structural Survey into existing properties; and
- A cross departmental workshop to establish responsibilities and a proposed action plan for future investment.

It is the firm recommendation of this report that the Ards and Down Area plan is amended to facilitate new and sustainable housing in Ballyhornan which will allow the community to grow, attract tourists and investment in future years. Ballyhornan has a stunning coastal setting and attracts tens of thousands of visitors per year to Bishops Court Race Track. Through redevelopment and the provision of services, Ballyhornan has the ability to become a thriving community in the future.

Project	Priority level/ timeframe	Delivery bodies	Funding streams	Indicative costs
Refurb street light columns & provision of hanging baskets & street tree planting	M, M	BRIG, RS, DDC, BDCA	RS, DDC, DRAP (RDP)	£10,000 - £30,000
Refurb & landscape works to public footpath at 'The Lanes' entry	M,M	RS	RS, DDC	£5000- £10,000
New tree and shrub planting to public park space adjacent to existing play area and MUGA	M,M	BDCA, DDC	DDC, DRAP (RDP)	£1000
Development of opportunity site D	H, S	BRIG, Priv	DRAP (RDP), Priv, NIHE	N/A
New village gateway welcome signs	M,S	BRIG, BDCA	DRAP (RDP), NITB, DDC	£1000- £2000
Broadband connection extended to the village	H, S	BDCA, DDC	DRAP (RDP)	?
Development of opportunity site G	H, S/M	BRIG, Priv	Priv	N/A
Refurbishment of street light columns and provision of hanging baskets, tree and shrub planting to village green.	M,M	BRIG, RS, DDC, BDCA	RS, DDC, DRAP (RDP)	£10,000- £20,000
Refurbishment of street light columns and provision of hanging baskets and street tree planting	M,M	BRIG, RS, DDC, BDCA	RS, DDC, DRAP (RDP)	£10,000- £20,000
Refurbishment of exterior of village Green public toilet building	M,M	DDC	DDC, DRAP (RDP)	£5000
Improvements and refurbishment of landscape works to public car park, picnic area and stepped access to	M,M	DDC	RS, DDC, DRAP (RDP)	£5000- £10,000

beach				
Refurbishment works to public stepped access to beach	M,M	DDC	DDC, DRAP (RDP)	£5,000- £10,000
Removal of old security fencing	H,S	BRIG, Priv	DRAP (RDP), Priv	£5,000
Demolition of derelict properties	H,S	BRIG, Priv	DRAP (RDP), Priv	£50,000

BDCA – Ballyhornan District Community Association
BRIG - Ballyhornan Realm Interagency Group
DDC - Down District Council
NITB - Northern Ireland Tourist Board
Priv - Private sector
NIW – Northern Ireland Water
Lot – Lottery funding
DCAL – Department for Culture, Arts and leisure
NIHE – Northern Ireland Housing Executive
PS – Planning Service
RS – Roads Service
DRAP – Down Rural Area Partnership
SNI – Sport Northern Ireland
RDP – Rural Development Programme
SLF- Sports Lottery funding
BLF- Big lottery funding
NITHC – Northern Ireland Transport Holding Company

Timeframes

L = Long term, 6-10 years
M = Medium term, 3-6 years
S = Short term, 0-3 years

Priority level

H = High
M = Medium
L = Low

14 IMPLEMENTATION STRATEGY

The only sustainable way to secure the future of Ballyhornan Village is to ensure that infrastructure is put in place which can be adopted by the relevant government agencies. The existing situation where local residents are responsible for roads and underground services, all of which are sub standard and in need of replacement is unacceptable and unrealistic.

Responsibility for Ballyhornan’s infrastructure must be taken up by the relevant agencies to avoid a collapse of the current infrastructure and the resultant health social problems.

This report has highlighted the need for significant investment from Central Government in Ballyhornan. In the first instance a high level cross departmental task force should be formed, building on the Ballyhornan Realm Interagency Group which is already in place. This task force should commission a detailed economic appraisal

into the redevelopment options for Ballyhornan, proving a cost, benefit analysis upon which final decisions can be taken.

It will be necessary to identify a funding stream or mechanism for different government agencies to contribute into a fund for Ballyhornan. There two potential mechanisms to do this at present; The Department of Agriculture and Rural Development are currently developing the Areas at Risk Programme which could form the basis for funding in Ballyhornan. The Social Investment Fund is also an opportunity to source funding for the village.

The circumstances and history behind Ballyhornan have created a situation which cannot realistically be dealt with by the community themselves. It is therefore recommend that Central Government should step in and take the lead in this instance. Ballyhornan is a unique situation which will need a unique approach to tackle its problems. Each of the agencies must work together and contribute financially to ensure that this community are able to live in modern and acceptable conditions.

15 CONCLUSION

It is clear that Ballyhornan must be viewed as a special case within the context of Northern Ireland. The problems are significant with no easy fix and difficult decisions must be made by the community themselves; high ranking government officers; and local politicians. Not making a decision and allowing the current situation to continue can not be allowed to happen. This community are living in conditions which are unacceptable by today's standards and major investment is urgently needed.

Projects which have been highlighted within the Rural Development Programme can go some way to improving the existing environment; improving community infrastructure; and instilling some community pride but the problems in Ballyhornan are much greater and must be tackled at the highest level.

Difficult decisions and significant amounts of money are required but this is a problem which is not going to disappear. It will only get worse.

Ballyhornan has great potential to attract tourists who will invest and spend money in the village but the infrastructure must be in place to cater for them and most importantly the people who live there.

1. What is your interest?

Business	Community Group	13	Individual	57
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Section 1 – Rural Development Programme Proposals

2. Please select how you feel about the following proposals:

Ref.	Proposal	Like	Dislike	No Opinion
A	Refurb street light columns & provision of hanging baskets & street tree planting	57		9
B	Refurb & landscape works to public footpath at 'The Lanes' entry	64		2
C	New tree and shrub planting to public park space adjacent to existing play area and MUGA	58		7
D	Development of development opportunity site D	56		9
E	New village gateway welcome signs	61		3
F	Broadband connection extended to the village	67		1
G	Development of development opportunity site G	55		4
H	Refurbishment of street light columns and provision of hanging baskets, tree and shrub planting to village green	58	1	8
I	Refurbishment of street light columns and provision of hanging baskets and street tree planting	59		5
J	Refurbishment of exterior of village Green public toilet building	64		3
K	Improvements and refurbishment of landscape works to public car park, picnic area and stepped access to beach	65		2
L	Refurbishment works to public stepped access to beach	63		1
	Construction of new footpaths connecting Killard road, A2 and Lismore Road	66		
	Road improvements works to A2 staggered junction	66		

If you wish to provide additional comments about any of the above proposals please expand on your answers below or on a separate sheet:

Inter connecting safe footpaths should come first and good street lighting. Forget about hanging baskets and tree planting

Most needed is a good big sign at A2 staggered junction informing new people to the area about the beech, the park, the shop, the bar and the public toilets.

Village newsletter to keep everyone informed of what's happening.

Would be great to have a filling station as a centre point for the village. So many positives to having one in the area.

Whole area needs refurbished and brought together as a village

Last two projects are key to development of Ballyhornan Village, allowing residents and visitors to make the most of village amenities

Great to see things are starting to happen even though plans are in their infancy.

Corner of staggered crossroads – cant see traffic coming

Remove high fencing, demolish derelict buildings

We need clarification on the new NI water treatment plant. What is the nature of this?

Work to Magees holiday homes should only be done once Killard has been dealt with.

Development of site G is top priority to improve appearance of the village.

Section 2 – Rural Development Programme Proposals

3. Please identify in the table below how you would prioritise the following proposals (i.e. 1 = Highest Priority , 5 = Lower Priority):

		RANKING				
	Proposal	1	2	3	4	5
A	Refurb street light columns & provision of hanging baskets & street tree planting	8	2	12	6	16
B	Refurb & landscape works to public footpath at 'The Lanes' entry	8	6	7	6	13
C	New tree and shrub planting to public park space adjacent to existing play area and MUGA	4	1	7	5	13
D	Development of development opportunity site D	40	4	5	4	8
E	New village gateway welcome signs	3	9	5	9	7
F	Broadband connection extended to the village	20	5	9	6	5
G	Development of development opportunity site G	13	5	11	11	15
H	Refurbishment of street light columns and provision of hanging baskets, tree and shrub planting to village green	6	4	11	6	6
I	Refurbishment of street light columns and provision of hanging baskets and street tree planting	5	4	14	5	7
J	Refurbishment of exterior of village Green public toilet building	6	12	6	3	6
K	Improvements and refurbishment of landscape works to public car park, picnic area and stepped access to beach	8	9	6	3	6
L	Refurbishment works to public stepped access to beach	10	8	6	3	8
	Construction of new footpaths connecting Killard road, A2 and Lismore Road	26	22	6	6	4
	Road improvements works to A2 staggered junction	23	19	17	3	2

Section 3 – Redevelopment Options

4. **How do you feel about the plans to introduce new roads and infrastructure in the existing layout?** (Please provide details below or on a separate sheet):

New road layouts are needed along with new footpaths
Definitely needs updated
Layout needs brought up to standard to leave open space and enough for roads
Needs a new layout first, would be good to have better roads for safety of children
We all agree on some demolition of a few houses
Existing layout does not allow for safe roads. We all agree on an amended version provided by community
Sewerage system needs to be improved
Roads and parking need to be improved for disabled people who come to the mustard seed group
Should have been done years ago. Will make a great difference to the people.
Roads, sewers and water treatment need to be dealt with fundamentally
As rate payers we are not getting a fair deal.. Roads are a disgrace.
Plans not acceptable in this form
If redevelopment takes place a lot of people will lose their holiday homes and permanent homes.

5. **How do you feel about the plans to redevelop areas of Ballyhornan as new housing?**
(Please provide details below or on a separate sheet):

Good, old buildings require make over or replaced

Site D would be more suitable as there are more facilities situated there for the likes of families. You have the community hall, playgroup, a park for children with no travelling involved.

I think site D would be most suitable for families as it is close to Tiny Toons community centre and future filling station

I feel a lot of old buildings at site D should be done away with and new housing built for young families

Would be very much needed in the area

Makes sense to start with site D as I believe it has planning for 17 new houses which means we could move quicker on rehousing anyone whose house has to be demolished for new roads.

Site D currently scare people away from family centre

The filling station would provide the future centre of the new Ballyhorman with new housing next door at site D and good footpaths and lighting and roads connecting from all sides.

Good idea

Seriously need to address housing issue. Some houses are in extremely bad condition

Very much needed

I think it is a good idea for redevelopment in Bishopscourt as it would be adequate for young mothers and the elderly.

Some demolition needed in Killard and new houses at Bishopscourt

Depends on where you are going to rehouse people who have bought their home.

No – All we need is new roads and a few street lights.

Some residents may welcome new housing which would facilitate better access and layouts for existing areas.

If this is what needs to happen there is no other option

Plans are totally unacceptable .

Development should be inland at Ringawaddy not the existing core. Remove all old military buildings and de militarise area. One building could be retained as historical centre

I believe resurfacing the existing roads at Killard would solve the residents problems – plans unacceptable

A good idea but what would happen to existing houses?

Not enough information on style of housing

6. **Please provide your opinion on the future of Ballyhorman
The best way forward for the future of Ballyhorman is;**

Proposal	Preferred
Redevelopment of current layout with new roads, water and sewerage infrastructure	34
Demolition and development of areas of Ballyhornan with new housing (shown in green and red on plan)	6
A mix of both options	24

TOTAL NUMBER OF RESPONSES - 70

Project Name:	Ballyhornan Foul & Storm Sewer Replacement
Project Code:	47062786
Contract Code:	

					CONTRACTOR	
Ref No.	Detail		Baseline Budget Quantities	Unit	Framework Rate	Sum
	Open Cut Pipelaying	Comments				
1B.1 - 01	150mm dia uPVC pipe - depth 2.0 - 2.5m - field reinstatement		4200.00	m	£31.57	£132,594.00
	Manholes - Open Cut	Comments				
2A.4 -01	1200mm dia Manhole Upto 2.0 - 2.5m deep		235.00	nr	£829.96	£195,040.60
2A.11 - 11	1200mm dia manhole - field reinstatement		235.00	nr	£15.00	£3,525.00
	Connections	Comments				

4B.1 - 01	New 160mm uPVC Connections to Existing Foul Sewer , depth<=2.50m		10.00	nr	£216.13	£2,161.30
4A.1 - 07	Pipe Connections - Field Reinstatement upto 6.0m long		10.00	nr	£5.11	£51.10
	Overhead Costs	Comments				
5A.1 -A	Site Mobilisation		1.00	sum	£5,325.00	£5,325.00
5B.2 -A	Digital Record Drawings for Sewer		4200.00	m	£0.43	£1,806.00
5B.3 -A	Digital Record Drawings for Manholes		235.00	nr	£42.60	£10,011.00
	Additional Items	Comments				
7A.2 -A	Foam Concrete Backfill		50.00	m ³	£61.24	£3,062.00
7A.3 -A	Lean Concrete Mix		50.00	m ³	£54.32	£2,716.00
7A.7 - A	Transportation and disposal of surplus excavated material to Licensed Landfill Site. Quantity stated is an estimate and will be paid for on the basis of agreed measurement between site supervisor and Contractor's site representative.		3500.00	m ³	£5.00	£17,500.00

	<p>Waste Disposal Site: Contractor to complete the following details:-</p> <p>1. Name of Company or individual and address of waste disposal site:</p> <p>2. Site NIEA Licence No:</p> <p>3. Site NIEA Exemption No:</p>					
7B.1.A	Trial Pits - 5 trial holes per set		5.00	set	£990.66	£4,953.30
7B.1.01	Sum of Trial Pit Reinstatement - Field		5.00	nr	£21.30	£106.50
7B.14 - A	Additional CCTV Survey OF Existing Pipe To Be Abandoned		1000.00	m	£1.07	£1,070.00
7E.4 -A	Diversionary Signage & Associated Maintenance		2.00	Sum	£1,065.00	£2,130.00
	Pipe Supply					
9D.1	160mm uPVC pipe		4200.00	m	£2.94	£12,348.00
	Non Framework Item	Comments				
	Provisional Sum		1	sum	£40,000.00	£40,000.00
	Lump Sum Cost allowance to be made by the contractor on all above applicable work items for aggregate tax cost implications associated with the Revocation of the Northern Ireland Aggregates Levy Credit Scheme which came into affect on 1/12/10.			sum		

	A breakdown of the Lump Sum will subsequently be requested from the lowest contractor following evaluation of tenders.					
	Completion of Unit Cost Data (UCD) Data Capture Sheet (DCS). Please refer to Guidance Notes for completion of UCD DCS. Please note that successful contractor, will only be required to complete the UCD DCS following evaluation of quotations.	UCD Completion is included within tendered rates				
	Disposal - Special Item					
N.F.I - 01	Remove and dispose of existing foul sewer		4200.00	m		£0.00
N.F.I - 02	Remove and dispose of existing foul manholes		235.00	m		£0.00
					Tender Total	£434,399.80
		All values doubled for storm sewer consideration			Grand	£868,799.60

BALLYHORNAN INTEGRATED VILLAGE DEVELOPMENT PLAN

COUNTY DOWN

Feasibility Estimate - Ballyhornan Village

Job No: 47062786

Date: 20 July
2012

			Total
<u>1</u>	<u>OPTION 1</u>		
	(a) Demolitions, Earthworks and Site Clearance	248,875	
	(b) Roads and Pavings	936,705	
	(c) Fences	27,500	
	(e) Drainage	110,000	
	(g) Lighting Installations	683,100	
	Base Cost		2,006,180
	Design Development Risk Allowance @ 10%		200,618
	Cost Limit		2,206,798
	Construction Risk Allowance @ 5%		110,340
	Total Budget		£2,317,138

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance
Statutory authority charges

New Main Material	Pressure Rating	Length	Potential Replacement Methods	Reinstatement	Urbanity	Outturn Factor
HPPE 10Bar	10 Bar	2800	Open Cut	Footpath	Urban	1.17

Indicative Estimate - Housing Development on Greenfield site

Job No: 47062786

Date: 16 August 2012

No	Description
1	Generally
A	Allowance for general site clearance
B	Allowance for construction of dwelling houses (84 m2 internal floor area)
C	Allowance for external works and drainage to individual houses
D	Allowance for roads and hard standings (say 60% of area)
E	Allowance for soft landscaped areas
2	Site infrastructure
A	Allowance for foul sewers installation
B	Allowance for storm sewers installation
C	Allowance for mains water supply
	Sub Total
	Preliminaries (insurances, set up, supervision etc) @ 10%
	Base Cost Estimate
Total Budget	

Exclusions

- VAT
- Professional fees
- Inflation
- Land purchase
- Statutory authority charges