

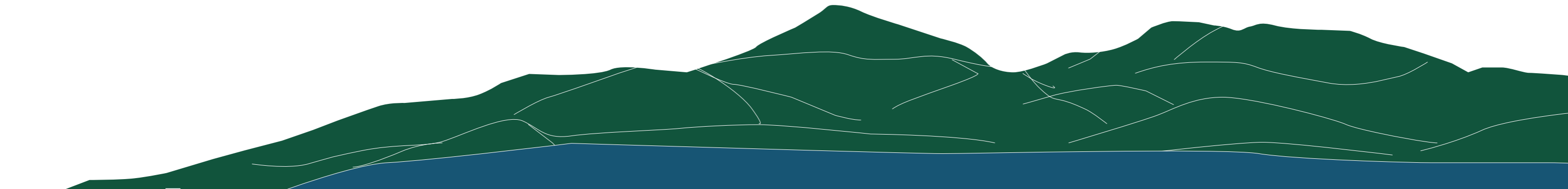
January 2018

Chapelstown & Dunsford and Coney Island Village Renewal Plan

Newry, Mourne and Down District Council



ARUP





Chapeltown & Dunsford

Coney Island

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Introduction

This document explores and illustrates the village renewal plans for Chapeltown / Dunsford and Coney Island, Downpatrick. The purpose of the village renewal plan is to revive and enhance the social, economic and environmental fabric of the settlement and the communities that underpin their activity and future development. Building on this, the communities within each settlement have helped craft and shape the contents of the renewal plan through an extensive consultation process entailing village walkabouts with local community representatives, extensive desktop research and community workshops to help create the most reflective plan possible. Having established this, the document provides Chapeltown / Dunsford and Coney Island with their own relevant and distinctive section to illustrate and explore each of their settlements respectively.

The settlements of Chapeltown / Dunsford and Coney Island rest along the eastern Lecale coastline within Downpatrick offering strategic relationships with the Irish Sea and striking coastal and gentle inner drumlin landscapes. The Lecale coastline comprises a clustering of small rural settlements spanning from Strangford to Dundrum expressing a wide range of diverse, unique and distinctive communities. Building on this, the settlements of Chapeltown / Dunsford and Coney Island express a similar rural character however Coney Island expresses a greater maritime setting due to its location within inner Coney Island Bay.

Both settlements are strategically located nearby Arglass which acts as a key servicing area for both communities, whilst Downpatrick acts as the nearest urban centre for the wider rural area. Having established this, the unique character and setting of each rural village within the area must be protected and preserved throughout their future development.

The role of the village renewal plan is to provide a community built tool kit in order to guide and navigate the future development of Chapeltown / Dunsford and Coney Island. The preservation and expression of local character, culture and heritage is key in the development of vibrant, strong and distinctive communities.



Chapeltown Core



Old School House, Chapeltown



Coney Island



Coney Island Aerial

The Village Renewal Plan

The Village Renewal Plan has been developed by the community in conjunction with Newry, Mourne and Down District Council to meet the requirements of the Rural Development Programme for Northern Ireland 2014-2020.

Ove Arup and Partners (Arup) was appointed as the consultancy team to facilitate the delivery of the Village Renewal Plan for Chapeltown / Dunsford and Coney Island. This Village Renewal Plan has been facilitated by a stakeholder workshop. The outcome of this is a Village Renewal Plan which includes a range of projects and initiatives that we believe will have a real impact on the area.

The Village Renewal Plan was funded under Priority 6 (LEADER) of the Northern Ireland Rural Development Programme 2014-2020 by the Department of Agriculture, Environment and Rural Affairs and the European Union, and Newry, Mourne and Down District Council.

The Rural Development Programme uses the LEADER approach which adopts a community led model to assist rural communities to improve the quality of life and economic prosperity in their local area, through the allocation of funds based on local need. Village Renewal and Development is an important element of the Rural Development Programme.

The Village Plan is a working document that requires the support of the community and in many cases the community working in partnership with other agencies and statutory bodies.

It should be noted that the progressing of a Village Plan' under the Rural Development Programme does not mean that the settlement or area, to which the 'Village Plan' applies, is designated as a village in the settlement hierarchy as identified in the current development plans that apply to the District (i.e. the Banbridge/Newry and Mourne Area Plan 2015, and the Ards and Down Area Plan 2015) or in the Council's new Local Development Plan for the District, which is currently under preparation.

It is important to note that some projects and initiatives set out within the action plan may be subject to future feasibility studies and analysis, detailed design, landowner agreements, statutory approvals and available funding.





Chapeltown

A1 | Context

Chapelstown & Dunsford

Village Location

Chapelstown & Dunsford reside within the rural and picturesque landscape of eastern Downpatrick along the Lecale coastline. The village rests within a linear cluster of coastal settlements spanning the length of the eastern coastline. Chapelstown and Dunsford is situated 2 miles north east of Arglass which acts as a key servicing settlement for the village. Furthermore, Downpatrick rests 7.1 miles north west of the settlement acting as the main urban centre for the wider rural area.

Village Character

Chapelstown/Dunsford is a small village which had a population of 103 in 2011 . The village sits on the edge of Strangford Lough and Lecale Area of Outstanding Natural Beauty (AONB). The village centre is home to a popular restaurant established in 1791, that sits opposite the

The Village offers a unique sense of place due to its compact settlement pattern at the main junction within the Village. St. Marys Church complements the centrally located Curran's bar to frame the settlement within its cultural routes. It also benefits from being strategically located along the Mourne Coastal Driving Route. The local primary school, St. Mary's is located north-east of the Village, along the main A2 road.

The settlement mirrors the characteristics for a traditional rural hamlet of its scale, formed primarily by residential land use the village comprises a compact rural community.



St. Mary's Church

History and Development of the Village

The settlement of Chapelstown derives its name from its religious influence and as such the Parish of St. Mary's highly influenced the development of the hamlet. Furthermore, Curran's, a famous family-run pub and restaurant acts a focal point in the Village at the main A2 road junction at Sheepland, Strangford and Church Road. As early as 1832, the settlement of Dunsford can be seen as a natural extension of the Chapelstown settlement. The early history of the settlement comprised a number of farmland developments located within the back land area of St. Michael's Park. The morphology of the settlement did not alter rapidly and maintained clustered forms of farmland dwellings for a significant period of time. Moving forward, between 1957 and 1986 saw the creation of a small housing development adjacent the Strangford Road comprising approximately 15 dwellings. Building on this, the inception of this spurred the development of the St. Marys Primary School, found opposite the St. Michael's Park development.

Village Profile

Chapelstown and Dunsford are located within the Ardglass Ward within rural Co. Down.

Key Points:

Growing population, but lower than the NI average, and not within the villages themselves.

Higher proportion of the population has a long term health problem than the NI average.

Just over 15% of population is aged over 65, with 21% of population aged under 16 years.

Higher proportion of economically inactive, low qualification levels and high unemployment rate, indicating possible issues with education and accessing employment.

Consistently scores poorly in multiple deprivation index. Ward is in the top 30% most deprived in Northern Ireland.

Scores in bottom 30% most deprived wards in terms of income, employment and proximity to services.

Settlement Development Limit

The designated Settlement Limit has been drawn to allow for limited development opportunities in the core of the settlement and prevent further expansion into the surrounding rural area and designated Lecale Coast Area of Outstanding Natural Beauty.



View onto Strangford Road



Chapelstown Core



St. Mary's Church



Curran's Bar



Traditional Rural Architecture

Recent and Future Development

The area benefits from a remote rural location along with its proximity within the Strangford Lough and Lecale AONB. Excluding the recent Chapel View development mentioned previously, development throughout the settlement area predominantly comprises one-off farm buildings and private residential homes.

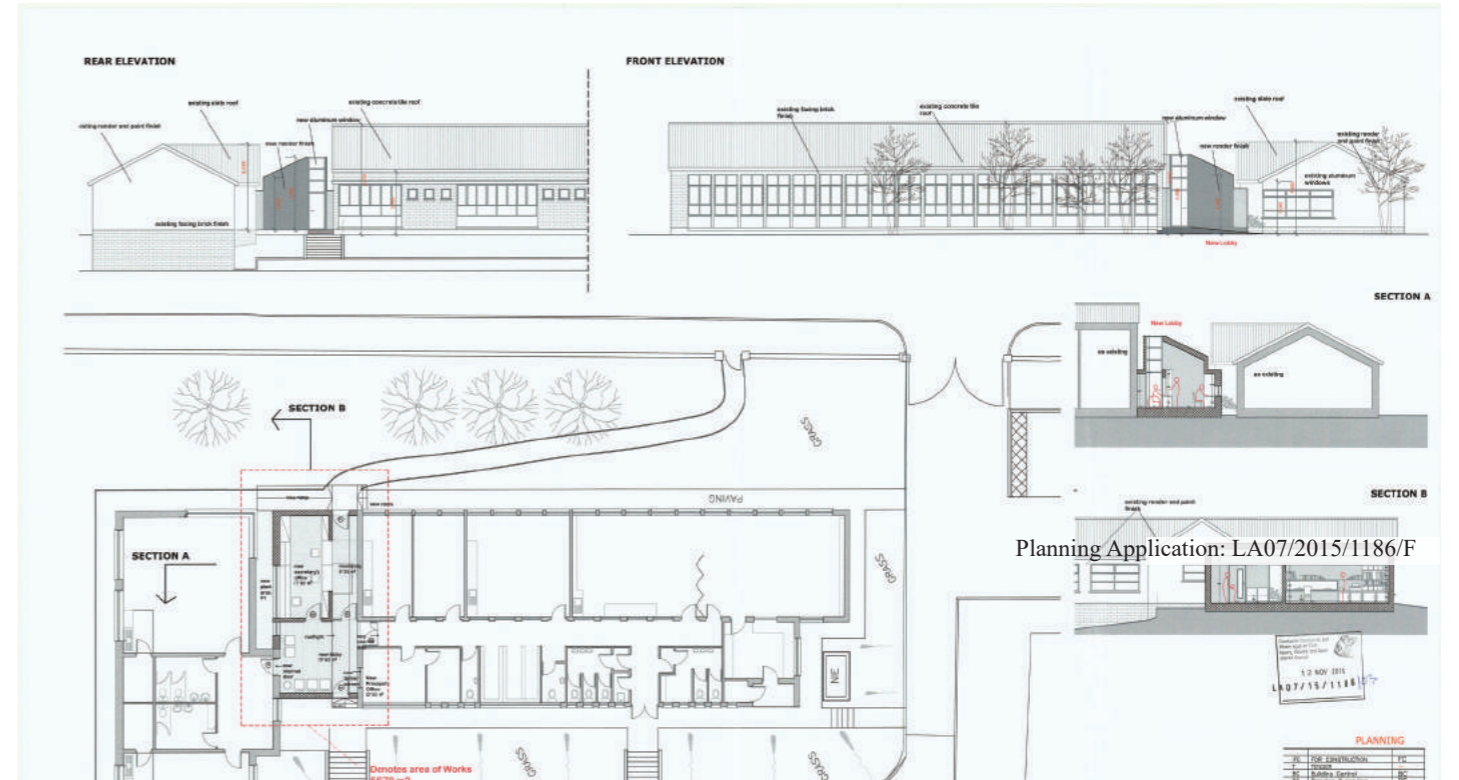
New lobby linking 2 blocks of the existing school at 82 Strangford Road. Planning Ref. LA07/2015/1186/F. Status: Permission Granted

St. Mary's Primary School, Dunsford has recently undergone refurbishment to improve service and quality of facility.

Chapel View Residential Development at Strangford Road. Status: Complete

A development to enhance and improve the quality, standard and provision for housing within the settlement area.

Due to the remote rural location of the village, it is clear that development pressure, in particular residential, had been increasing resulting in the delivery of high quality housing in the form of Chapel View. Additionally, with increased residential capacity within Chapel town, increased pressure upon services has resulted in the St. Mary's Primary School upgrading their facilities. Building on from this, it is clear that the village is steadily progressing in terms of development which has the potential to revive the need for improved access to basic services within the immediate area, benefitting the entire village community.



The development above highlights the growing need for services and amenities within the village to facilitate the continuous population growth of Meigh and the wider rural area.

A2 | Policy Analysis

A2.1 Planning Policy

Regional Development Strategy 2035 'Building a Better Future'

The Regional Development Strategy (RDS) is a statutory plan, and sets the spatial vision for the region up to the year 2035. One of the central aims of the RDS is to support our towns, villages and rural communities to maximise their potential.

Our rural areas including our towns and villages have a key role in supporting economic growth. They offer opportunities in terms of their potential for growth in new sectors, the provision of rural recreation and tourism, their attractiveness as places to invest, live and work, and their role as a reservoir of natural resources and highly valued landscapes (RDS, p19)

The RDS sets out Strategic Guidance for the economic, society and the environment. RG7 highlights the need to support rural renaissance which is about revitalising the centres of small towns and villages so that they meet the immediate needs of the communities they serve.

The RDS emphasises the need to sustain rural communities living in smaller settlements and the open countryside and to improve accessibility for rural communities.

Strategic Planning Policy Statement (SPPS) 'Shaping a Better future'

The SPPS covers the whole of Northern Ireland and sets out the strategic policies for the sustainable development of the region, which it defines as "meeting the needs of the present without compromising the ability of future generations to meet their own needs".

The policy objectives for development in the countryside are to:

- manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community;
- conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution;
- facilitate development which contributes to a sustainable rural economy; and
- promote high standards in the design, siting and landscaping of development.

Ards and Down Area Plan 2015 (ADAP)

The Ards and Down Area Plan (ADAP) was adopted in March 2009 and sets a number of site specific statutory policies relevant to Chapelstown & Dunsford village that should be taken into consideration by developers, landowners, the Council and the local community in the forward planning of the villages.

ADAP identifies that the Area of Outstanding Natural Beauty for Stangford and Lecale comprises a large proportion of the settlement. Additionally, ADAP identifies a scheduled archaeological monument within the settlement.

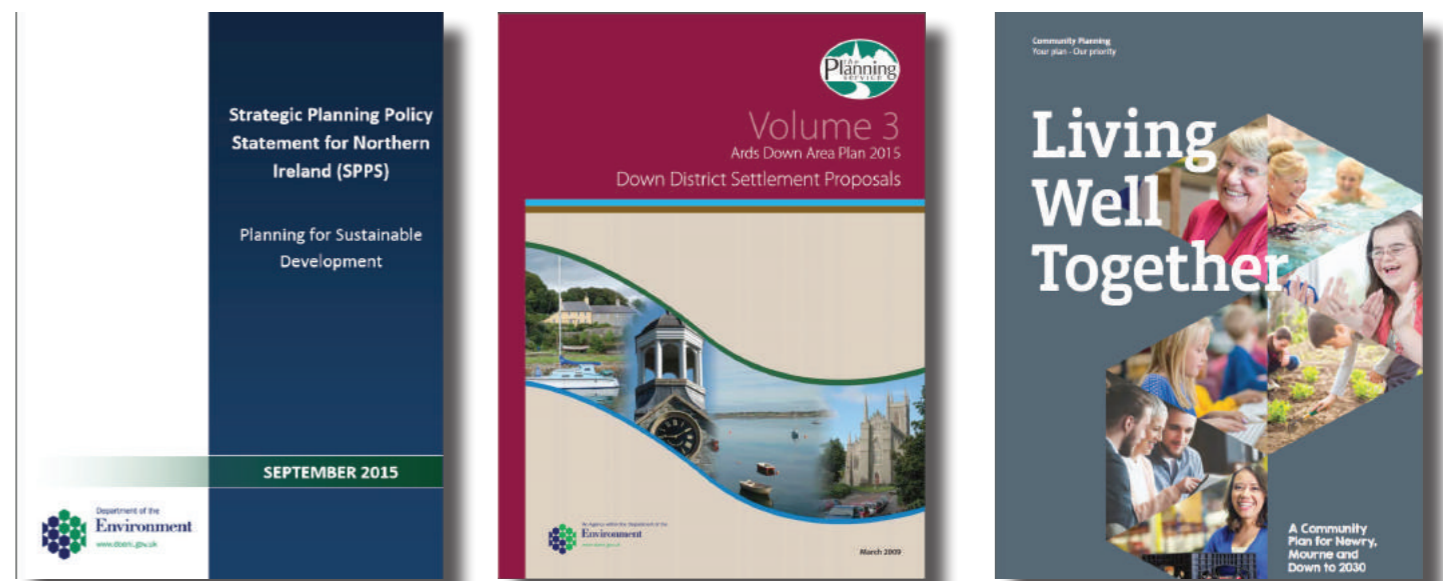
Living Well Together: Newry, Mourne and Down District Council's Community Plan (2016)

Community planning is a new function of Councils here in Northern Ireland since the reorganisation of local government in 2014. Councils have a requirement to create a Community Planning Partnership for their District whose role is to work in collaboration with all partners to achieve the aspirations of the Community Plan.

The overarching principles of the Plan are ensuring effective community engagement in the planning and delivery of services, utilising the strengths and resilience within communities, promoting equality and tackling inequality, adopting a preventative approach, driving efficiency and performance improvement, supporting a sustainable approach to development, holding each other as partners to account for delivering the community plan outcomes in collaboration and creating a Partnership Board responsible for monitoring and directing impact.

Emerging Local Development Plan

The Local Development Plan (LDP) will deliver a 15-year plan framework to support economic and social needs in the District, in line with regional strategies and policies, while providing the delivery of sustainable development. The new Local Development Plan will be the key consideration in the determination of planning applications for the development or use of land in the Council area. The next stage of the LDP process is the publication of the preferred options paper which will contain a series of options for dealing with key issues in the District, as well as the Council's justification for its proposed approach. The POP will indicate the Council's preferred options for growth and development in the District. The POP will be subject to public consultation. It is at this stage in the plan preparation process, that the public and stakeholders will have their first opportunity to put forward views and influence the LDP.



A2.2 Other Strategies, Plans and Initiatives

The Village Plan seeks to align with wider strategies and plans for the District, taking into account the importance of local assets of natural surrounding beauty in encouraging tourism and economic development into the area, and finding areas of complementarity where different stakeholders could work together to deliver shared ideas and projects. Below is a snapshot of the strategies and plans that have been taken into consideration in the development of the Village Plan.

NMDDC Corporate Plan 2015-2019

The Newry Mourne and Down District Council Corporate Plan for 2015-2019 aims to envisage a new era for the District. The plan strives to strike a balance between the ambitions of the district whilst taking account of key issues which can influence the future of the district area and its population. Additionally, the corporate plan aims to create opportunities for local people and local communities to thrive by supporting sustainable economic growth over time and helping them to lead fulfilling lifestyles. The visionary stance of the strategy aims to create a district that is that is attractive to visit and do business, where people and communities can unlock their enterprising spirit as well as play their part in contributing to its social and economic development along with a district that facilitates and encourages healthy lifestyles. By 2019, the corporate plan will aspire to create a premier tourism destination for the island of Ireland, attract investment and support the creation of new jobs and support the improved health and well-being of its people.

Economic Regeneration & Investment Strategy 2015-2020

The Strategy aims to develop the Newry, Mourne and Down region to be recognised as a vibrant, dynamic and connected region of enterprise and economic growth; a place of sustainable natural beauty and a premier tourist destination encompassing excellence in culture and arts and enabling and creating opportunities for all. The Strategy is developed around five themes: 1.) Economic Development, 2.) Tourism Development, Marketing, Promotion and Events, 3.) Urban Development and Regeneration, 4.) Rural Development and Regeneration, 5.) Arts, Culture and Heritage. The strategy aims to develop a synergy between the five themes that need to be developed in the period to 2020. Within each theme we have a number of strategic priorities which will be delivered against.

Newry, Mourne and Down District Council Tourism Strategy 2017-2022

The Tourism Strategy for Newry, Mourne and Down aims to maximise tourism growth for the district area by adopting a new and fresh approach that recognises the distinctive elements and strengths which sets the district apart to other destinations. The Tourism Strategy focuses on a key thematic headline 'Mountains, Myths and Maritime' which outline the core elements that shape a distinctive and strong image for Newry, Mourne and Down.

Newry, Mourne and Down District Council Sports Facility Strategy (October 2016)

The purpose of the Strategy is to identify the strategic need for Sports facilities in Newry, Mourne and Down District Council. This is one of 11 Local Strategies to be developed in the context of the NI-wide work. A consistent approach to developing the Local Strategies has been undertaken. The same methodology for applying supply and demand standards for sports halls, swimming pools and health and fitness facilities have been used in all 11 Local Authority Strategies and agreed with Sport NI.

The Strategy rationale is to develop a framework for the future prioritisation and development of sports facilities, based on identified need, increasing participation, addressing health inequalities and other local specific factors. The focus of the facilities analysis has been sports halls of 3 courts or above (except those on education sites), pools of 20 m and above, health and fitness suites of 20 stations and above and full size artificial grass pitches (AGPs), together with other facilities specific to each local area.

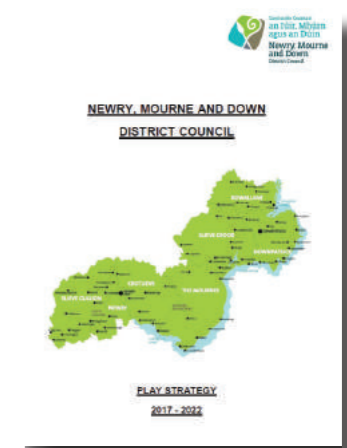
Newry, Mourne and Down District Council Play Strategy 2017-2022

The purpose of the Newry, Mourne and Down District Council Play Strategy is to establish an effective strategic framework for decision making as it relates to the development, maintenance and roll-out of play opportunities (both fixed and non-fixed) across the district.

At the core of the strategy is a recognition that play is a natural, fundamental part of children and young people's lives that supports growth and development, enhances health and well-being, supports social and intellectual development, and enables children and young people to develop essential life skills. Importantly for children, play is fun.

Department for Infrastructure Strategic Plan for Greenways (July 2016)

In July 2016, The Department for Infrastructure published its Strategic Plan for Greenways which seeks to fulfil a commitment in the Bicycle Strategy (2015) in order to explore the possibility for the development of greenways throughout the region. It sets out a high level plan for the overall region to enable people to connect to places locally, regionally and nationally by active forms of travel. In relation to Chapeltown & Dunsford, the potential for a secondary greenway connecting Comber to Newcastle and Ardglass via Downpatrick may have the potential to benefit the village having the potential to facilitate greater levels of active travel for the community whilst also improving connectivity with wider region.





- Coastal Path
- NI Future Greenways Network
- Mourne and R.O.G Public Art Trail
- MCDR Trail
- MCDR Links
- MCDR stop off sites
- On coastal path route
- Close proximity to path route
- Visitor Walking Hub



Chapeltown Village Core

A3 | Consultation Process

The Chapeltown and Dunsford Village Plan has been developed in collaboration with the local community. Key aspects of the process are outlined below.

Village walkabout

A village walkabout took place in Chapeltown and Dunsford on 23rd May 2017 with representatives of the Council, the consultant team, and the local community. During this time a site survey was carried out to understand the background and context of the Village, key assets, issues and potential ideas for how the Village could be improved.

Community Event

A community consultation event was held on the evening of 21st September 2017 in the Old School House. The purpose of the event was to present the findings of the desktop research, site walkabout, together with draft proposals for actions and priorities for tackling the issues identified by the local community and village analysis work.

The event was publicly advertised via the Council's website and social media. Council officers also distributed details of the event to community and voluntary groups in the area, and a public advertisement was placed in the newspaper.

This draft Village Plan was then prepared and published for public consultation in January 2018.



Consultation Venue - Old School House

| | | | |
|--|---|--|---|
| No Social Housing Contributions to local. ST/DW GATEWAY PLAN W/PS PLAN SHOULD LOOK AT HINCHFIELD | 10 mins from D'Patrick / St Patrick Way Usher Way. Bar / Bus service to Ballyhen New home / Young. Good Com spirit Lough Mary - walking + fishing horse riding Dog walking Stroke wells ASSETS | No groups - Lack of Com group Lack of facility for kids - H. youth. Lack of free for families Traffic - Bishops court / Stringford Speeding Sam / Ballycadden - Clont PS Slieve's road - spe road with too narrow for vol of traffic on adjoining road - parish boys Lack of f'paths / + Bus shelter | Weaknesses Lack of Lighting Villages not well defined Gateway traffic Lack of planning No shop No Com meeting place No bins in Ballyhen or Lough |
| | Formal of grass / grass Lough great but Gateway Feature - dampen with traffic Lough - No bins / car park Anti Social / Signage needed. / Interpretation PSNI Needs to monitor speed on key roads Has been reported to TUV. / darts Traffic calming - Gateways / Bumps Rumble strips Pedestrian Crossing Points Route to B'ham Racecourse | Opportunities Threats Too narrow. Road closing on f'paths | |



Chapelton

A4 | Site Analysis



Strengths

- Strategic Location - *Close to Downpatrick yet distills a truly rural character*
- Bar & Lounge - *Curran's Bar and Lounge provide key social space*
- Housing - *Recent residential development has increased population*
- Community Spirit - *Community expresses a strong close-knit community*
- Lough Money - *Popular for Angling and Fishing*
- AONB - *Strangford and Lecale*
- Setting - *Unique rural and picturesque landscape*
- History - *Strong cultural heritage throughout the village*
- Church - *Expresses character within village core*
- School - *Successful Primary School*



Opportunities

- EIS - *Enhancing physical and visual quality of the village*
- Gateways - *enhanced physical quality of key entry points*
- Traffic Calming - *Traffic calming and speed management*
- Play Park - *Upgrade and improved public access*
- Car Parking - *Improved parking at school and vilage core*
- Heritage - *Preservation of watermill and wind mill*



Weaknesses

- Speeding - *Major concern throughout the settlement and community*
- Gateways - *Play a key roll in positive impression of village*
- Basic Services - *No shop within the settlement*
- Lighting - *conditon and quality of street lighting reduces levels of safety*
- Accessibility - *Lack of walkable and safe footpaths*
- Parking - *Parking at capacity at both school and village centre*

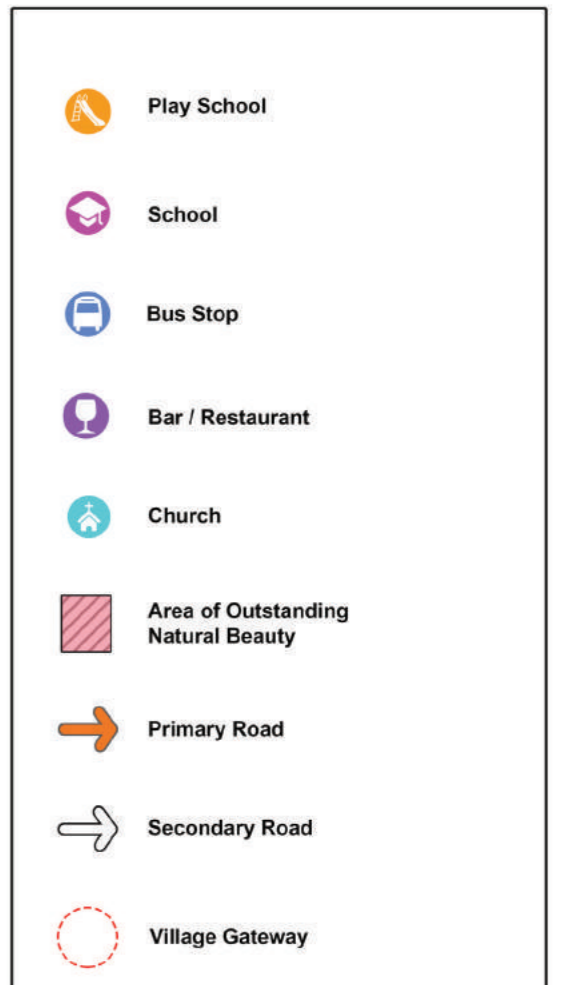


Threats

- Lighting - *Lack of adequate street lighting*
- Character - *The village is ill-defined*
- Entry points - *Current Gateway condition*
- Potential lack in funding sourcing to support and maintain projects
- Road Safety – *Remains and issue if not addressed*
- Integrated working – *integrated community working is key to the delivery of projects*



Chapeltown & Dunsford : Village Analysis

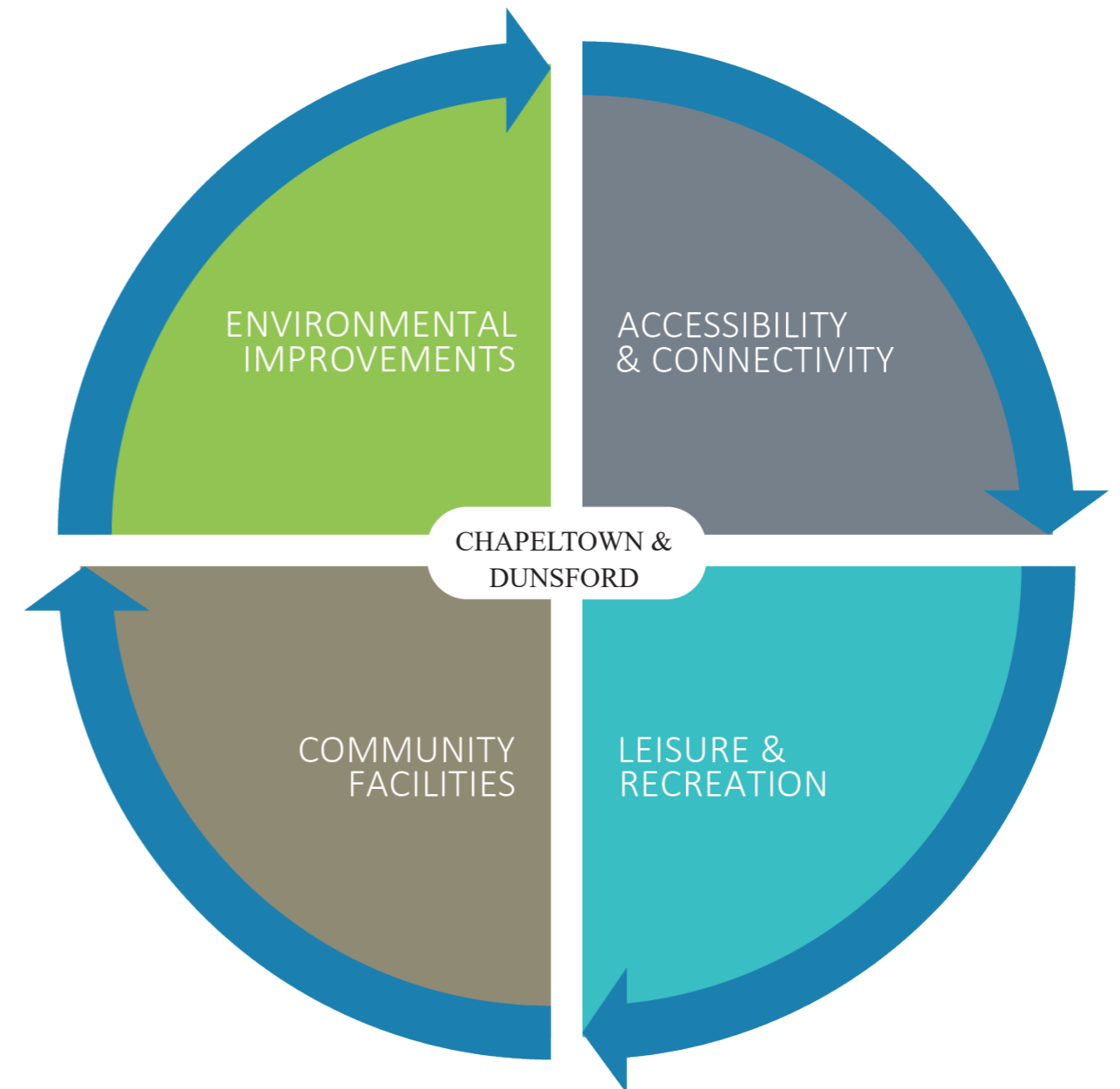


A5 | Opportunities

Following consultation with the community, various projects have been identified which could contribute to the social and physical renewal of the village. The projects outlined in this draft plan are aspirations which are achievable with the relevant support. Constraints will face all the projects identified such as land ownership, funding and the requirement for statutory consents. However, such constraints can be addressed and overcome through dedicated and ongoing work by the community and other key stakeholders.

The opportunities presented in this plan range from an Environmental Improvement Scheme to village gateway enhancements along with Improvements to the village play park. One of the key projects identified aims to address the physical quality within the village by providing an environmental improvement scheme to enhance the visual quality and safety within Chapeltown and Dunsford. Additionally, the Environmental Improvement Scheme will aim to address issues of traffic calming within the village. A further opportunity which would be of substantial benefit to the community is to enhance the quality and condition of the village gateways. Furthermore, the recreational facilities within Chapeltown and Dunsford will benefit from a project to enhance its facilities ultimately improving quality of play for a younger demographic group.

Please note that all illustrations within this plan are conceptual. Any improvements to Chapeltown & Dunsford will require the development of detailed designs through consultation with local businesses and residents.





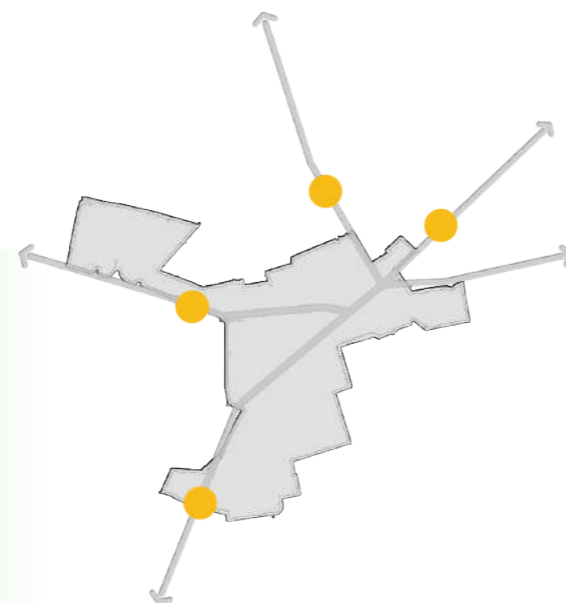
06 Opportunities

A | ENHANCED GATEWAYS

A project to enhance the physical and visual quality of the key gateway sites and entry points into the village. The village of Chapeltown is uniquely formed due to the convergence of 5 roads to create a village centre. The village comprises 5 gateway sites which offer connectivity to the settlement core although the gateway sites at the Strangford, Church and Tollumgrange roads hold more strategic importance over the Sheepland Road due to traffic movement and activity patterns.

The physical and visual quality of the gateway sites entering the village are in need of enhancement in order to revitalise the key entry points into the area. By improving the quality of signage, landscaping, boundary treatment and traffic calming measures upon entry to the village, the initial impression of the settlement is dramatically enhanced.

In order to successfully implement this project, further work is needed to establish the exact location and design of the gateway features. This should be combined effort between the community and statutory bodies. Identifying an appropriate funding source is important so that the scale and design can be matched accordingly. The Department for Infrastructure will be an important consultee in relation to the siting of the gateway features beside the public highway.



ENHANCING THE GATEWAY

The quality of the physical environment of a Village gateway has the ability to express the character of the village. A project which aims to enhance the Village entry points to revitalise the unique and picturesque setting of the Village.



Enhanced Gateway Signage



Gateway Traffic Calming

B | ENVIRONMENTAL IMPROVEMENT SCHEME

A project to revitalise and enhance the appearance and physical quality of the village core within Chapeltown. Physically, the core of the village is clearly presented due to the layout of the road network how it converges at the centre of the settlement. The dominating presence of the Church spire, Old School House and Curran's helps to create a strong sense of character. The core of the settlement is perfectly framed although the environmental, physical and visual quality of the space is in need of attention in order to truly resonate a great community, and place.

The project will firstly aim to enhance the standard, quality and provision for street lighting throughout the village core which will in turn enhance levels of safety and surveillance. Secondly, the church spire acts as a key visual element for the roovescape of the village, an opportunity to up-light the church and its spire would create a strengthened visual element acting as a focal point within the community. Additionally, the site of the former Blacksmith's forge, adjacent the Old School House acts as a key focal point within the centre of the settlement, although the unkempt and tired appearance accommodates an unfulfilling landscape. High quality landscaping, boundary treatment and planting alongside improved signage would help revitalise this key space within Chapeltown.

The benefit of enhancing the physical quality of the village will revitalise and strengthen the character, setting and visual appearance of the village. Building on this, Chapeltown and Dunsford expresses a highly passionate, proud and close-knit community and the physical quality of the area should reflect this asset.

In order to successfully implement this project, further consultation with the community and key stakeholders would need to be undertaken. The feasibility of the project should then be explored further including indicative costs. Detailed design would need to be undertaken and statutory approvals / funding would need to be secured.



Improved Village Green Space



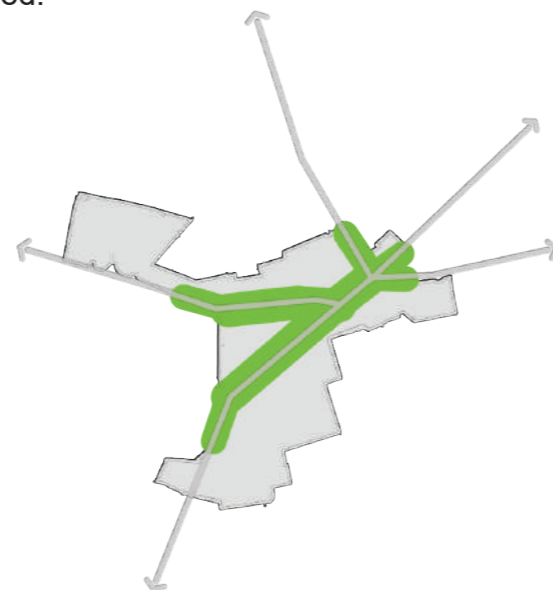
Improved Village Lighting



Up-Lighting Church Spire

VILLAGE IMPROVEMENTS

High quality environmental improvements play an important role in creating an improved and safe environment. Both pedestrians and road users are provided with a sense of security and safety.



C | LINKAGE WITH PRIMARY SCHOOL

A project to enhance and improve the walkable connection between the village core of Chapeltown and the St. Mary's Primary School at Strangford Road. Currently, the absence of a footpath creates a road which is dominated by fast flowing traffic which in turn reduces levels of road safety deterring travel via foot. Recent residential development within the village has increased the population of Chapeltown / Dunsford leading to a potential increase in activity to and from the Primary School strengthening the need for an improved walkable connection.

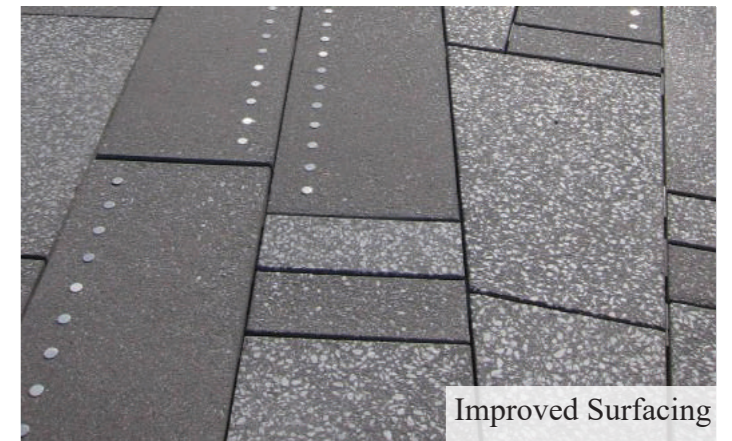
In order to successfully implement this project further consultation with the community and key stakeholders would need to be undertaken. Additionally, feasibility and design studies along with statutory approvals and necessary funding would need to be secured.



St. Mary's Primary School, Dunsford



Strangford Road



Improved Surfacing



Safeguarding Connectivity



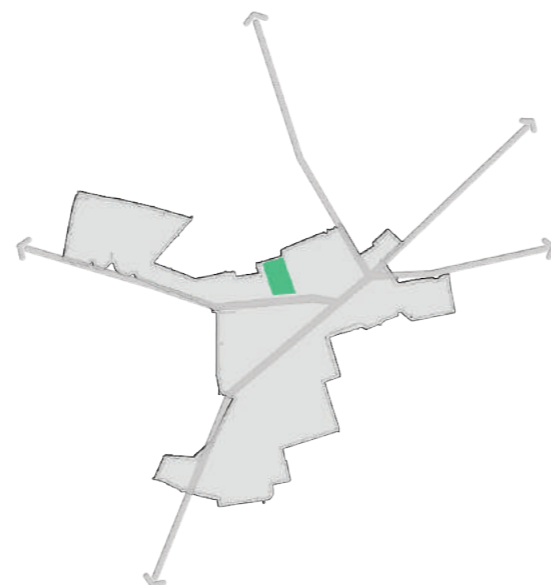
ENHANCING ACCESSIBILITY & CONNECTIVITY

Safety and connectivity are crucially important for community mobility, therefore a project which strengthens the key linkages within the village will improve levels of community safety

D | COMMUNITY PLAY FACILITIES

A project to enhance the quality of recreational facilities within the village whilst improving levels of public access to the play space. Due to the recent residential developments within the village, the population of the village has significantly increased, in particular the youthful population. The presence of additional younger families within Chapeltown and Dunsford places pressure on the current condition and quality of play facilities within the village. As such, the village would benefit from a project to improve access and provision whilst developing improved play facilities in order to accommodate the increased population within the community.

In order to successfully implement this project further consultation with the community and key stakeholders would need to be undertaken. Additionally, feasibility along with statutory approvals and necessary funding would need to be secured.



CREATING EARLY YEARS SPACE

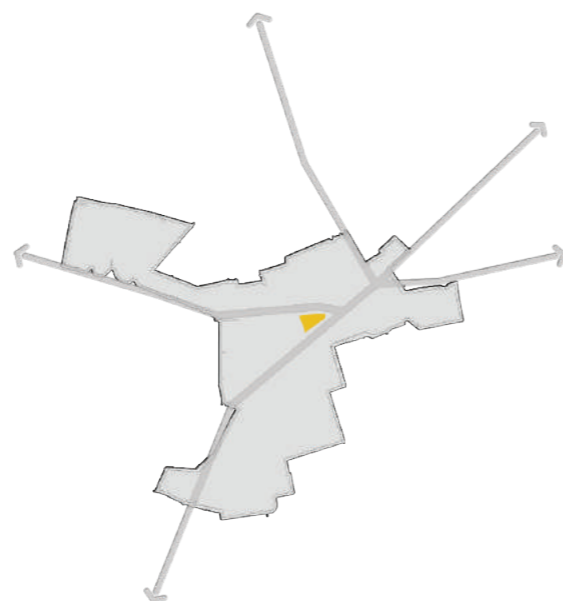
Enhancing recreational space within the village to provide all residents and visitors with the opportunity to benefit from quality open space.

E | COMMUNITY POST OFFICE / SHOP

A project to reintroduce a key service into the village core. A possible location for the post office could be the parcel of land found at the junction of Strangford & Tollumgrange Road. The project could be integrated into the environmental improvement scheme for the green space to improve the physical quality of the surrounding area of the village whilst consolidating a village core. Building on this, the project has the potential to create a distinctive high-quality space within the community offering a visually pleasing village core along with the integration of a community post office or small convenience shop.

Due to the absence of a community post office, residents within the area must travel to Ardglass or surrounding area to access the service. The provision for this key service/ project will highly benefit the wider community.

In order to successfully implement this project, further consultation with the community and key stakeholders would need to be undertaken. The feasibility of the project should then be explored further including indicative costs. Detailed design would need to be undertaken and statutory approvals / funding would need to be secured.



PROVIDING QUALITY SPACE

An initiative which aims to enhance, improve and benefit the community by providing a project to harnesses the vibrancy and activity of the village.



Bespoke Shipping Container to cater for village service



Village Green Space

A6 | IMPLEMENTATION

This plan is designed to improve the social and economic fabric of the area. The Village Renewal Plan provides an indication of the key tasks which need to be undertaken to progress specific projects. This often includes detailed scheme design, preparation of the business case and funding application, and in some cases further feasibility and analysis.

The source of funding will often dictate the order in which tasks need to be undertaken, for example the Rural Development Programme expects all statutory consents to be place before the funding application is submitted. There are potential sources of funding available for the projects and initiatives set out within this Village Renewal Plan. It is important to note that reference to potential funding is a guidance only. Other funding opportunities may become available during the lifetime of this plan, and all projects will be subject to appropriate eligibility checks, application and assessment procedures as set by each funding body.

The draft Acton Plan (Secton 08) provides an indication of the priority level of each project based on discussions with key stakeholders during plan preparation. Alongside this, a lead delivery agent and key stakeholders have also been noted. There may also be other interested groups who should be engaged during project implementation or those whose agreement must be sought, such as a private landowners or statutory bodies. It is also important to recognise that priorities may change as funding opportunities become available.



A7 | ACTION PLAN

| | Regeneration Initiative | Priority Level H- High M-Medium L- Low | Timeframe for Delivery Short (0-3 years) Medium (3-9 years) Long (9+ years) | Stakeholders | Potential Funding Source |
|---|---|---|--|---------------------------|-----------------------------------|
| A | Play Park / Recreational Space | H | S | Com, Priv., NMDDC | RDP, BIG, NMDDC |
| B | Improvement of Village Green Space | H | S | Com, NMDDC, TNI, DfI, DfC | RDP, BIG, HLF, NMDDC, DfC, DfI |
| C | Uplighting Church Spire | L | S-M | Com, Priv, NMDDC | RDP, Fundraising, BIG, HLF |
| D | Environmental Improvements with Traffic Calming | H | M | Com, TNI, DfI, NMDDC, DfC | TNI, DfC, NMDDC, RDP, BIG |
| E | Social Enterprise / Community Cafe | L-M | S-M | Priv. NMDDC, Com, | RDP, BIG, HLF, NMDDC, Fundraising |
| F | Expansion of Car Park | H | S | Priv. Com, NMDDC | Priv. RDP, NMDDC, Fundraising |
| G | Enhanced Gateways | H | S | Com, NMDDC, TNI | NMDDC, TNI, RDP |
| H | Derelict Buildings Project | M | M | NMDDC, Com, NT, Priv | RDP, NT |
| I | Preservation of Watermill and Wind Mill | L | L | NMDDC, Com, Priv | RDP, Com |
| J | Linkage with Primary School | H | S | RDP, TNI, Com | TNI, RDP |
| K | Speeding and Traffic Management | H | S | TNI, PSNI, Com, NMDDC | TNI, PSNI |
| L | Mirrors outside the Church | H | S | Priv, Com, TNI | NMDDC, TNI |
| M | Community Play Facilities | M | S | Com, NMDDC | RDP |
| N | Community Post Office / Shop | M | M | Com, NMDDC, Priv | RDP, Com |
| O | High Speed Broadband | H | S | Com | NMDDC, Com, RDP |
| P | Improved Storage at Hall | L | M | NMDDC, Com, Priv | RDP, Com |

| | |
|-------|---|
| Com | Community Groups |
| DfI | Department for Infrastructure |
| DAERA | Department for Agriculture, Environment and Rural Affairs |
| NMDDC | Newry, Mourne and Down District Council |
| NIHE | Northern Ireland Housing Executive |
| Priv | Private Landowners |
| TNI | Transport NI |
| CDRCN | Co. Down Rural Community Network |
| PSNI | Police Service Northern Ireland |
| RDP | Rural Development Programme |
| DfC | Dept. for Communities |
| BIG | BIG Lottery Funding |
| HLF | Heritage Lottery Funding |



Coney Island Aerial

B1 | Context

Coney Island

Village Location

Coney Island reside along the coastal and picturesque landscape of eastern Downpatrick along the Lecale coastline. The village rests within a linear cluster of coastal settlements spanning the length of the eastern coastline. Coney Island is situated 1-mile South West of Arglass which acts as a key servicing settlement for the village. Furthermore, Downpatrick rests 6.8 miles north west of the settlement acting as the main urban centre for the wider rural area.

Recent census data highlights that Coney Island comprises a population of 57 residents in 2011. it is a small seaside hamlet and townland located within the lower Lecale peninsula adjacent the village of Killough.

Village Character

The most defining aspect of Coney Island is the inner bay that carves out the coastal landscape and heavily influences the development and layout of the hamlet. Coney Island is well positioned providing stunning and vast views of both the inner bay and Mourne Mountains to the south west. The Village comprises exclusively of residential, with a number of properties used for tourist accommodation.

Tucked away from the Killough Road, Coney Island comprises a small cluster of residential dwellings which front the shores of the inner bay. The ribbon-like pattern of development which parallels the shoreline offers a unique and relaxing coastal experience.



Outward views of the Irish Sea

History and Development of the Village

The historical development of Coney Island has contained its early physical form to offer a unique, picturesque and coastal hamlet. Due to the natural topography and form of the landscape, the settlement of Coney Island naturally expanded along the inner shoreline of Killough Harbour and inner bay. Today, the settlement pattern remains the identical, with residential dwellings facing onto the shoreline. Additionally, the built fabric of the Coney Island retains and embodies its character via the continuous expression of distinctive architecture. The community have intricately preserved the character and essence of the hamlet through any recent development to private residential dwellings which strengthens further the authenticity and pride throughout the close-knit community.

Village Profile

Coney Island is located within the Ardglass Ward within rural Co. Down.

Key Points:

Growing population, but lower than the NI average, and not within the villages themselves.

Higher proportion of the population has a long term health problem than the NI average.

Just over 15% of population is aged over 65, with 21% of population aged under 16 years.

Higher proportion of economically inactive, low qualification levels and high unemployment rate, indicating possible issues with education and accessing employment.

Consistently scores poorly in multiple deprivation index. Ward is in the top 30% most deprived in Northern Ireland.

Scores in bottom 30% most deprived wards in terms of income, employment and proximity to services.

Settlement Development Limit

The designated Settlement Limit was drawn to prevent further expansion of this picturesque coastal settlement due to its lack of facilities and the visual quality and amenity of the surrounding area within the Lecale Coast Area of Outstanding Natural Beauty.



Rich Maritime and Rural Character



Western Headland of Inner Bay



Vast Panoramic Views from village dwellings



Capsized Boat



Coastal Aesthetic

Recent and Future Development

The area benefits from a remote location and proximity within the Strangford Lough and Lecale AONB. As such, there is less pressure to development on a scale noticeable throughout other nearby settlements. Building on this, development predominantly takes the form of extensions to private residential dwellings alongside replacement dwellings and infill developments.

[New single storey dwelling infill site, 2 storey at front with single storey at rear. Planning Ref. LA07/2016/1195/F. Status: Permission Granted](#)

An application for a private residential dwelling to develop an infill site within the settlement.

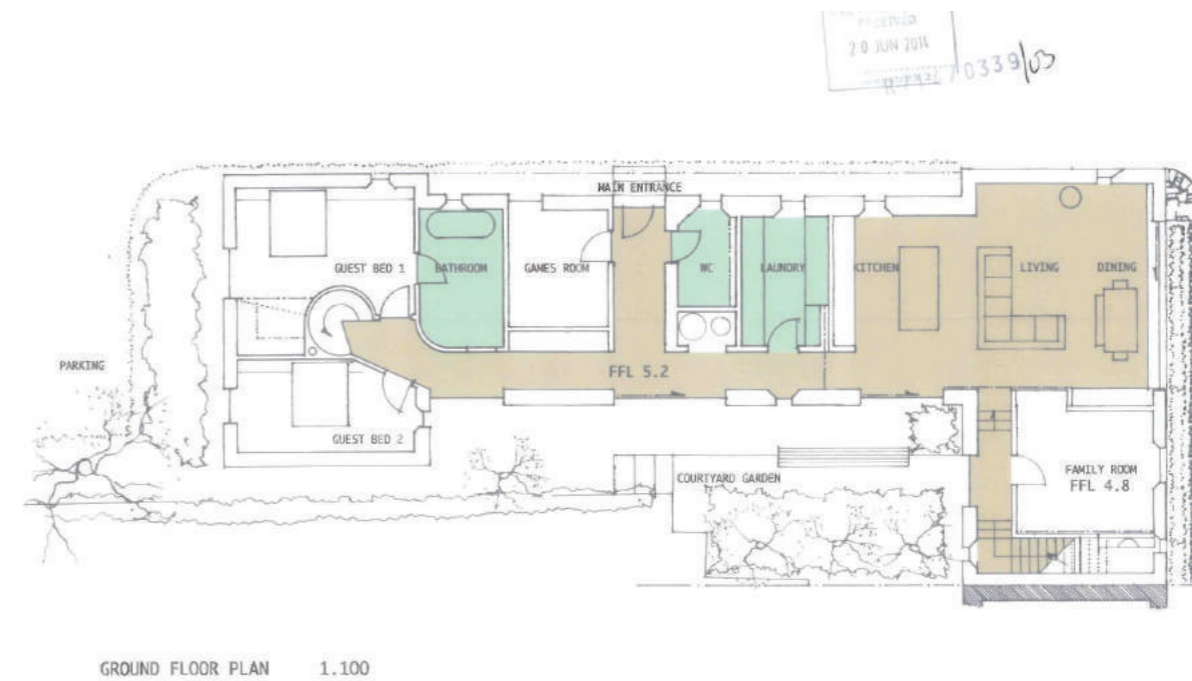
[A replacement 1 & 1/2 storey dwelling with detached garden room to rear. Planning Ref. R/2014/0339/F. Status: Permission Granted.](#)

An application for a replacement dwelling to provide for a bespoke garden room.

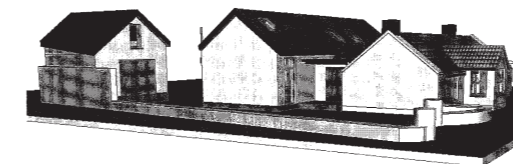
[Proposed single storey rear extension and detached garage/boathouse. Planning Ref. R/2013/0352/F. Status: Permission Granted](#)

Similarly, an application to enhance current private residential unit to include garage and boathouse.

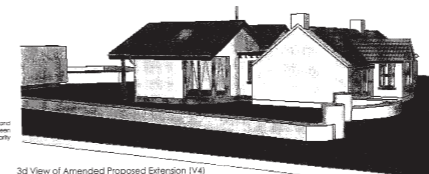
Due to the remote rural location of the village, it is clear that development pressure is minimal and primarily consists of extensions and alteration to private residential dwellings throughout the community. The community within Coney Island express a unique, coastal and remote setting and it is clear that development patterns reflect that accordingly.



Increased Residential Provision



3d View of Proposed Extension as submitted to Planning (ref 2013/0352)

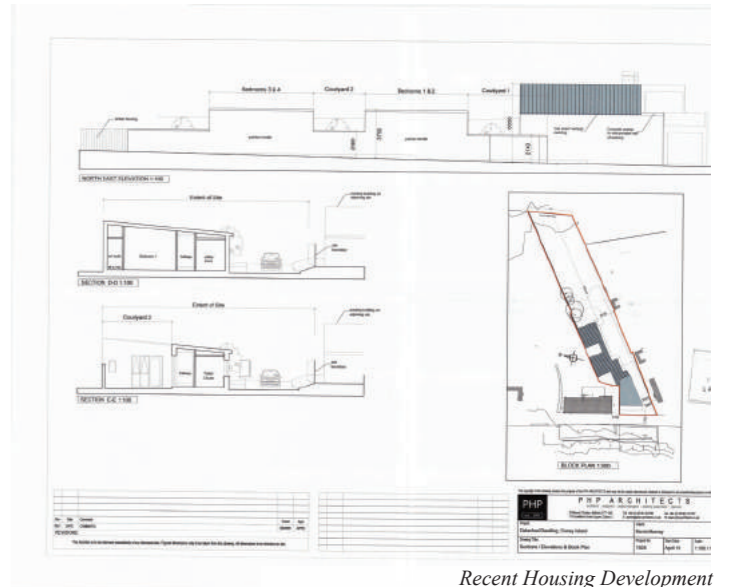


3d View of Amended Proposed Extension (V4)

RACHEL BEVAN ARCHITECTS COPYRIGHT 2013

Recent Housing Development

FOR INFO



Recent Housing Development

The development above highlights the type of development primarily found within the settlement. Patterns of development reflect the sensitive character, setting and sense of place.

B2 | Policy Analysis

B2.1 Planning Policy

Regional Development Strategy 2035 'Building a Better Future'

The Regional Development Strategy (RDS) is a statutory plan, and sets the spatial vision for the region up to the year 2035. One of the central aims of the RDS is to support our towns, villages and rural communities to maximise their potential.

Our rural areas including our towns and villages have a key role in supporting economic growth. They offer opportunities in terms of their potential for growth in new sectors, the provision of rural recreation and tourism, their attractiveness as places to invest, live and work, and their role as a reservoir of natural resources and highly valued landscapes (RDS, p19)

The RDS sets out Strategic Guidance for the economic, society and the environment. RG7 highlights the need to support rural renaissance which is about revitalising the centres of small towns and villages so that they meet the immediate needs of the communities they serve.

The RDS emphasises the need to sustain rural communities living in smaller settlements and the open countryside and to improve accessibility for rural communities.

Strategic Planning Policy Statement (SPPS) 'Shaping a Better future'

The SPPS covers the whole of Northern Ireland and sets out the strategic policies for the sustainable development of the region, which it defines as "meeting the needs of the present without compromising the ability of future generations to meet their own needs".

The policy objectives for development in the countryside are to:

- manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community;
- conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution;
- facilitate development which contributes to a sustainable rural economy; and
- promote high standards in the design, siting and landscaping of development.

Ards and Down Area Plan 2015 (ADAP)

The Ards and Down Area Plan (ADAP) was adopted in March 2009 and sets a number of site specific statutory policies relevant to Chapeltown & Dunsford village that should be taken into consideration by developers, landowners, the Council and the local community in the forward planning of the villages.

ADAP identifies the designated Settlement Limit was drawn to prevent further expansion of this picturesque coastal settlement due to its lack of facilities and the visual quality and amenity of the surrounding area. Furthermore, the Area Plan states that Interim sewage disposal measures or development phasing may be necessary for future housing schemes.

Living Well Together: Newry, Mourne and Down District Council's Community Plan (2016)

Community planning is a new function of Councils here in Northern Ireland since the reorganisation of local government in 2014. Councils have a requirement to create a Community Planning Partnership for their District whose role is to work in collaboration with all partners to achieve the aspirations of the Community Plan.

The overarching principles of the Plan are ensuring effective community engagement in the planning and delivery of services, utilising the strengths and resilience within communities, promoting equality and tackling inequality, adopting a preventative approach, driving efficiency and performance improvement, supporting a sustainable approach to development, holding each other as partners to account for delivering the community plan outcomes in collaboration and creating a Partnership Board responsible for monitoring and directing impact.

Emerging Local Development Plan

The Local Development Plan (LDP) will deliver a 15-year plan framework to support economic and social needs in the District, in line with regional strategies and policies, while providing the delivery of sustainable development. The new Local Development Plan will be the key consideration in the determination of planning applications for the development or use of land in the Council area. The next stage of the LDP process is the publication of the preferred options paper which will contain a series of options for dealing with key issues in the District, as well as the Council's justification for its proposed approach. The POP will indicate the Council's preferred options for growth and development in the District. The POP will be subject to public consultation. It is at this stage in the plan preparation process, that the public and stakeholders will have their first opportunity to put forward views and influence the LDP.



A2.2 Other Strategies, Plans and Initiatives

The Village Plan seeks to align with wider strategies and plans for the District, taking into account the importance of local assets of natural surrounding beauty in encouraging tourism and economic development into the area, and finding areas of complementarity where different stakeholders could work together to deliver shared ideas and projects. Below is a snapshot of the strategies and plans that have been taken into consideration in the development of the Village Plan.

NMDDC Corporate Plan 2015-2019

The Newry Mourne and Down District Council Corporate Plan for 2015-2019 aims to envisage a new era for the District. The plan strives to strike a balance between the ambitions of the district whilst taking account of key issues which can influence the future of the district area and its population. Additionally, the corporate plan aims to create opportunities for local people and local communities to thrive by supporting sustainable economic growth over time and helping them to lead fulfilling lifestyles. The visionary stance of the strategy aims to create a district that is that is attractive to visit and do business, where people and communities can unlock their enterprising spirit as well as play their part in contributing to its social and economic development along with a district that facilitates and encourages healthy lifestyles. By 2019, the corporate plan will aspire to create a premier tourism destination for the island of Ireland, attract investment and support the creation of new jobs and support the improved health and well-being of its people.

Economic Regeneration & Investment Strategy 2015-2020

The Strategy aims to develop the Newry, Mourne and Down region to be recognised as a vibrant, dynamic and connected region of enterprise and economic growth; a place of sustainable natural beauty and a premier tourist destination encompassing excellence in culture and arts and enabling and creating opportunities for all. The Strategy is developed around five themes: 1.) Economic Development, 2.) Tourism Development, Marketing, Promotion and Events, 3.) Urban Development and Regeneration, 4.) Rural Development and Regeneration, 5.) Arts, Culture and Heritage. The strategy aims to develop a synergy between the five themes that need to be developed in the period to 2020. Within each theme we have a number of strategic priorities which will be delivered against.

Newry, Mourne and Down District Council Tourism Strategy 2017-2022

The Tourism Strategy for Newry, Mourne and Down aims to maximise tourism growth for the district area by adopting a new and fresh approach that recognises the distinctive elements and strengths which sets the district apart to other destinations. The Tourism Strategy focuses on a key thematic headline 'Mountains, Myths and Maritime' which outline the core elements that shape a distinctive and strong image for Newry, Mourne and Down.

Newry, Mourne and Down District Council Sports Facility Strategy (October 2016)

The purpose of the Strategy is to identify the strategic need for Sports facilities in Newry, Mourne and Down District Council. This is one of 11 Local Strategies to be developed in the context of the NI-wide work. A consistent approach to developing the Local Strategies has been undertaken. The same methodology for applying supply and demand standards for sports halls, swimming pools and health and fitness facilities have been used in all 11 Local Authority Strategies and agreed with Sport NI.

The Strategy rationale is to develop a framework for the future prioritisation and development of sports facilities, based on identified need, increasing participation, addressing health inequalities and other local specific factors. The focus of the facilities analysis has been sports halls of 3 courts or above (except those on education sites), pools of 20 m and above, health and fitness suites of 20 stations and above and full size artificial grass pitches (AGPs), together with other facilities specific to each local area.

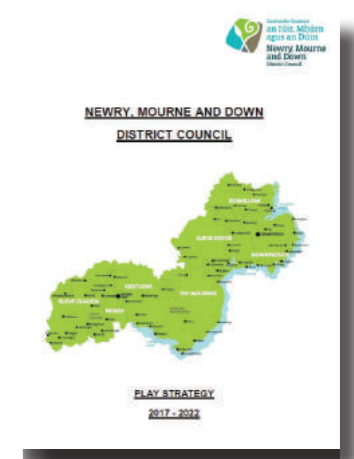
Newry, Mourne and Down District Council Play Strategy 2017-2022

The purpose of the Newry, Mourne and Down District Council Play Strategy is to establish an effective strategic framework for decision making as it relates to the development, maintenance and roll-out of play opportunities (both fixed and non-fixed) across the district.

At the core of the strategy is a recognition that play is a natural, fundamental part of children and young people's lives that supports growth and development, enhances health and well-being, supports social and intellectual development, and enables children and young people to develop essential life skills. Importantly for children, play is fun.

Department for Infrastructure Strategic Plan for Greenways (July 2016)

In July 2016, The Department for Infrastructure published its Strategic Plan for Greenways which seeks to fulfil a commitment in the Bicycle Strategy (2015) in order to explore the possibility for the development of greenways throughout the region. It sets out a high level plan for the overall region to enable people to connect to places locally, regionally and nationally by active forms of travel. In relation to Coney Island, the potential for a secondary greenway connecting Comber to Newcastle and Ardglass via Downpatrick may have the potential to benefit the village having the potential to facilitate greater levels of active travel for the community whilst also improving connectivity with wider region.





- Coastal Path
- NI Future Greenways Network
- Mourne and R.O.G. Public Art Trail
- MCDR Trail
- MCDR Links
- MCDR stop off sites
- On coastal path route
- Close proximity to path route
- Visitor Walking Hub



Traditional Dwelling

B3 | Consultation Process

The Coney Island Village Plan has been developed in collaboration with the local community. Key aspects of the process are outlined below.

Village walkabout

A village walkabout took place in Coney Island on 23rd May 2017 with representatives of the Council, the consultant team, and the local community. During this time a site survey was carried out to understand the background and context of the Village, key assets, issues and potential ideas for how the Village could be improved.

Community Event

A community consultation event was held on the evening of 21st September 2017 in the Ardglass Community Centre. The purpose of the event was to present the findings of the desktop research, site walkabout, together with draft proposals for actions and priorities for tackling the issues identified by the local community and village analysis work.

The event was publicly advertised via the Council's website and social media. Council officers also distributed details of the event to community and voluntary groups in the area, and a public advertisement was placed in the newspaper.

This draft Village Plan was then prepared and published for public consultation in January 2018.



Consultation Venue - Ardglass Community Centre



Coney Island : Village Analysis

- Village Gateway
- Key Views
- B&B Accommodation
- Bus Stop
- Ramsar Site
- Beach Front
- Primary Road
- Secondary Road

The settlement rests within an Area of Outstanding Natural Beauty (Designated & Local)

Community Place Check



Private Residential Dwelling

B4 | Site Analysis



Strengths

- Bird Watching – *Surrounding landscape and ecosystems*
- Star Gazing – *Rural setting offer little light pollution*
- Environmental Designations – *Ramsar, AONB Strangford and Lecale & ASSI*
- Community Spirit – *Integrated working, collaboration and engagement*
- Character – *Built form and distinctive environment*
- Setting – *Unique rural, coastal and picturesque landscape*



Weaknesses

- Power Cables – *Overhead power cables detract from village character*
- Gateways – *Play a key role in village representation*
- Transport – *Access and frequency of bus service is poor*
- Sewage – *Village not connected to main sewage line*



Opportunities

- Safe Bay – *to improve recreational offering of Inner bay*
- Gateways – *gateway and environmental designation signage*
- Traffic Calming – *Along Killough Road at entry to Coney Island*
- Sea Wall – *Repairs to and reinstallation of damaged sea wall*
- Sewage – *Need to connect to main sewage line*











Threats

- Tourism – *Balanced nature of future development of settlement*
- Environmental Hazard – *via method of sewage disposal*
- Litter – *Along inner bay area*
- Surface level run off – *Pesticides from surrounding agricultural land and golf Course*



Coney Island : Village Analysis

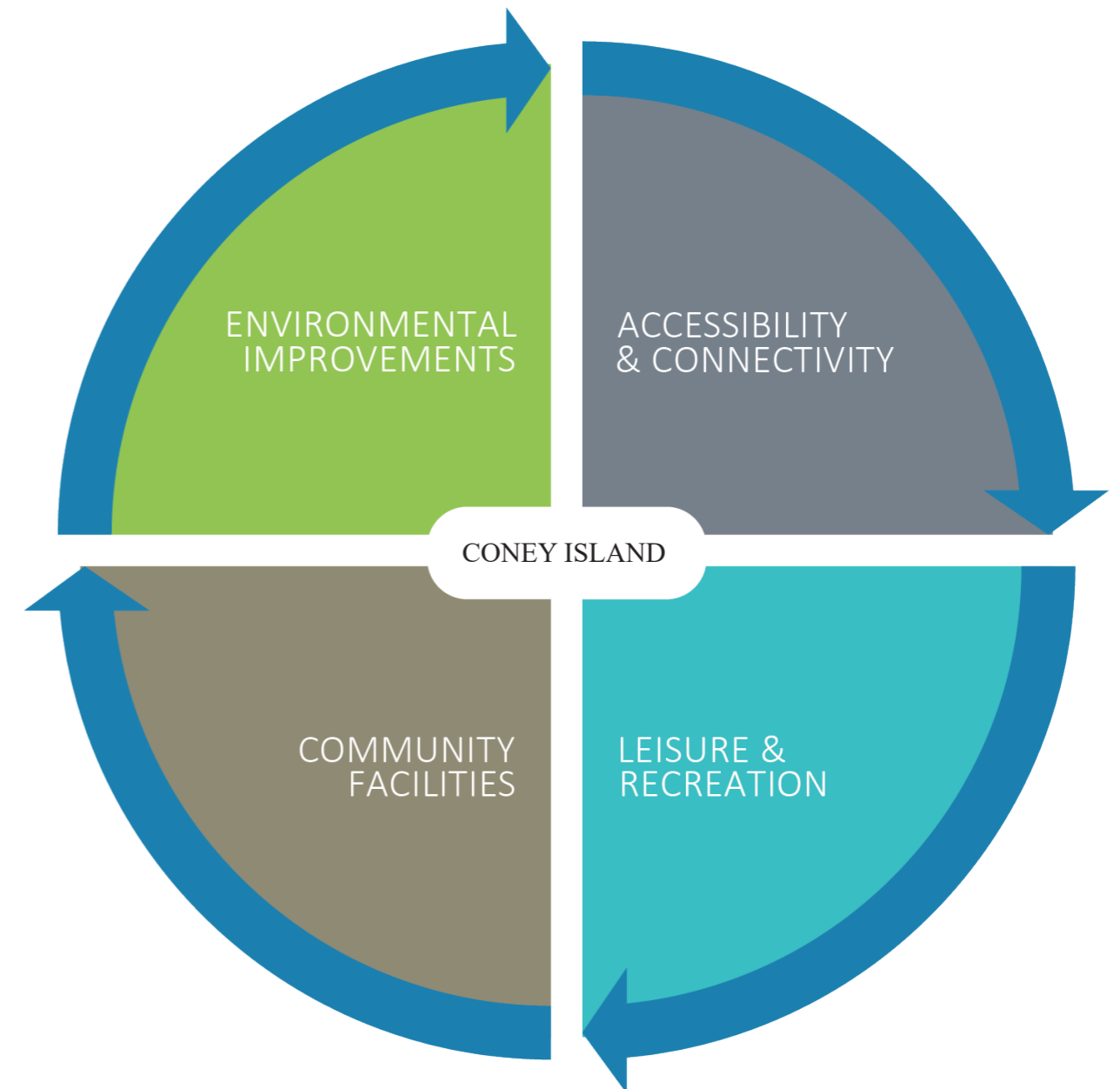
-  Village Gateway
-  Key Views
-  B&B Accomodation
-  Bus Stop
-  Ramsar Site
-  Beach Front
-  Primary Road
-  Secondary Road

B5 | Opportunities





Following consultation with the community of Coney Island, various projects have been identified which could contribute to the social and physical renewal of the village. The projects outlined in this draft plan are aspirations which are achievable with the relevant support. Constraints will face all the projects identified such as land ownership, funding and the requirement for statutory consents. However, such constraints can be addressed and overcome through dedicated and ongoing work by the community and other key stakeholders.

The opportunities presented in this plan range from improved lighting to connectivity to a main sewage network to Sub-surfacing the settlement power supply. One of the key projects identified aims to address the poor condition of lighting within the settlement by providing cleaner, more crisp and improved provision within Coney Island. Additionally, the replacement of dated and tired street lighting will sustain the visual character of the village throughout the evening. A further opportunity which would be of substantial benefit to the community is to connect the settlement to a main sewage system in order to depart from the off-site collection unit currently used to service the settlement's waste. Additionally, a project the which aims to replace the overhead power cables within Coney Island with a Sub-surfaced power supply will improve the environmental quality of the area whilst improving power security for the community.

Please note that all illustrations within this plan are conceptual. Any improvements to Coney Island will require the development of detailed designs through consultation with local businesses and residents.





| | |
|---|--------------------------------|
|  | Gateway Site |
|  | Project |
|  | Street Lighting |
|  | Traffic Calming |
| A | Improved Gateway |
| B | Traffic Calming |
| C | Post Box |
| D | Information Panels |
| E | Safe Bay |
| F | Improved Lighting |
| G | Sub-Surface Power |
| H | Connectivity with Sewage Mains |

06 Opportunities

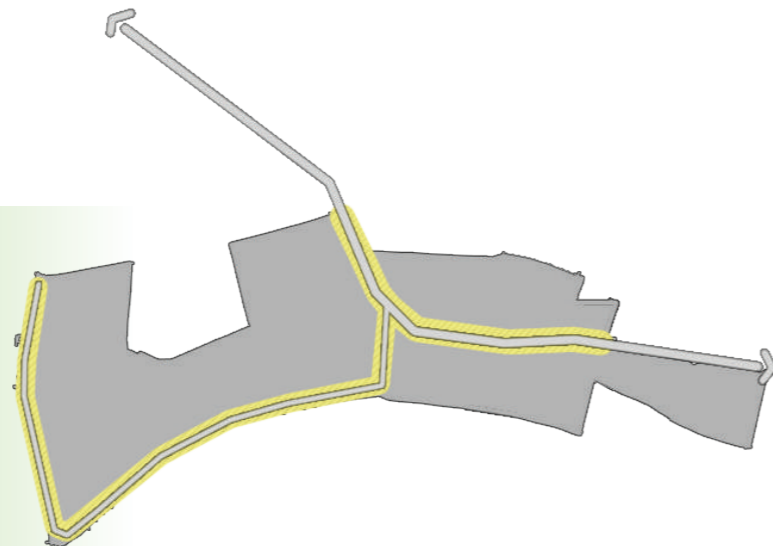
A | IMPROVED LIGHTING

A project to enhance the quality, standard and condition of street lighting with Coney Island by installing cleaner, improved standard and higher quality street lighting. Currently, the street lighting within Coney Island is extremely tired, dated and in need of improvement resulting in the need for such a project. Building on this, star gazing is a popular activity throughout the community and with the dated lighting creates an orange hue which makes this collective hobby more difficult to enjoy.

Enhanced LED lighting will reduce the sodium glare created via the HPS lighting currently in use within the settlement to create a cleaner, more pleasant and attractive environment. In order to successfully implement this project, further consultation with the community and key stakeholders would need to be undertaken. The feasibility of the project should then be explored further including indicative costs. Detailed design would need to be undertaken and statutory approvals / funding would need to be secured.

ENHANCING VISUAL QUALITY

The quality of the physical environment plays a crucial role in the expression of character and place. A project which aims to enhance the standard of lighting will revitalise the unique and picturesque setting of the Village.



Effective, but Subtle Lighting to preserve village character



Village Lighting (Indicative Illustration)

B | INFORMATION PANELS

A project to increase the awareness and promotion for the environmental designations placed upon the Coney Island landscape and Killough Inner Bay area.

Coney Island expresses and embodies a stunning, unique and striking natural setting shaped by the Inner Killough Bay and framed by the overlapping and surrounding headlands. Coney Island attains a number of significant environmental designations such as being granted a Site of Special Scientific Interest (ASSI/SSSI) and a Ramsar Site for the Inner Killough Bay whilst resting within the Area of Outstanding Natural Beauty for Strangford and Lecale.

It is evident that Coney Island expresses a unique, beautiful and visually stimulating environment to which promotion and education could enhance further. Furthermore, a project to increase the awareness and significance of the area could help distil further the importance of environmental quality. The installation of clear and bespoke signage would animate and express the environmental designations placed upon the area. The involvement of the community in crafting information and interpretive panels could help educate walkers, passers-by and tourists about the history, character and heritage of Coney Island.

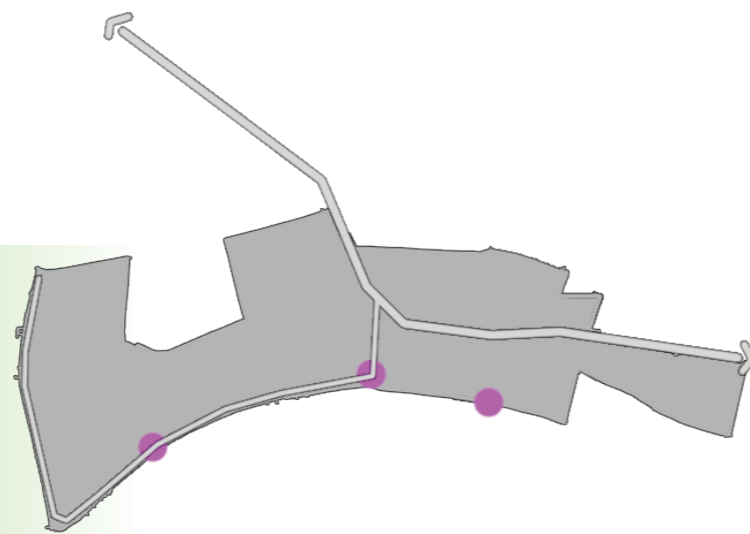
To successfully implement and deliver this project further consultation with the community would need to undertake alongside stakeholder engagement, statutory approvals and necessary funding granted.



Vast, Diverse and Unique Landscape. (Credit: PropertyPal)

SIGNAGE IMPROVEMENTS

High quality environmental improvements play an important role in creating an improved and safe environment. Both pedestrians and road users are provided with a sense of security and safety.



Rich Wildlife



Information Panels

C | CONNECTIVITY WITH SEWAGE MAINS

A project to connect Coney Island to a main sewage line and network. The community within Coney Island long lobbied to be connected to the main sewage line / network. Currently, sewage infrastructure is catered for via a collection and holding facility located on the western headland of the inner bay. The collection and disposal process of such waste has resulted in heavy inconvenience for the community due to large vehicles, noise and disruption to local residents. Furthermore, the community are extremely concerned in relation to a potential environmental accident during the disposal and collection process due to the handling of hazardous waste materials. The need for such a project would allow the settlement access to the main sewage network, disbanding the need for the collection and disposal facility located on the western headland and increasing levels of residential amenity by removing the need for collection and disposal.

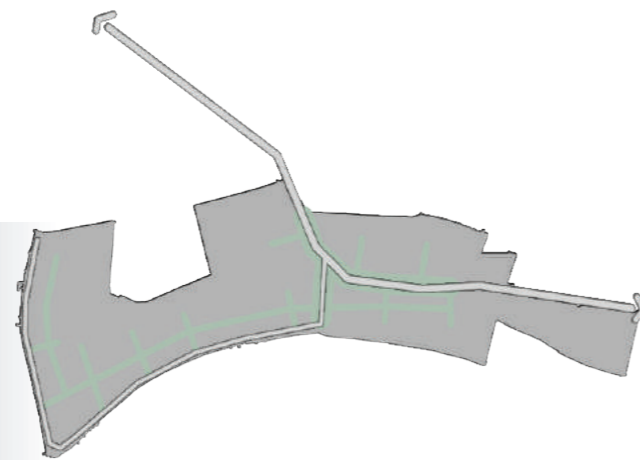
To successfully implement and deliver this project further consultation with the community, Statutory bodies and landowners would need to be undertaken alongside stakeholder consultation and the granting of statutory approvals.



Current Waster Collection Facility at Western Headland



Sewage Connectivity



ENHANCING ACCESSIBILTY & CONNECTIVITY WITH CORE SERVICES

Effective waste management is key to securing a sustainable, safe and successful community. By connecting the village to a main sewage line, current methods of waste disposal will ultimately cease.



Safeguarding Environmental Safety

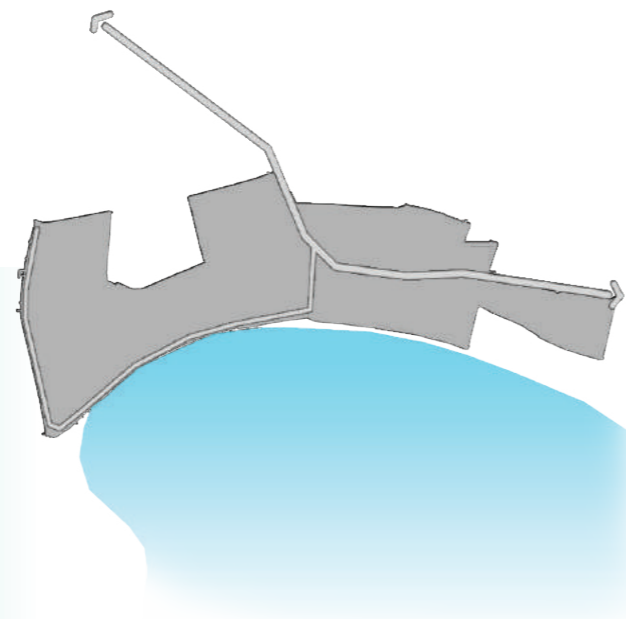
D | SAFE BAY

A project to help create a 'Safe Bay' for Coney Island to accommodate an improved leisure and recreational offer such as wind surfing, surfing, canoeing and kayaking for the inner bay.

The inner bay within Coney Island offers a strong potential to provide an improved leisure and recreational offer as there is little recreational activity within the inner bay. A project to enhance the recreational offer for the inner bay would integrate leisure into the already visually stunning environment to create a unique and exceptional inner bay for safe water sports.

A project to introduce Safe Bay would include improve safety provision and supervision for those intending to use the bay for water sports in conjunction with a designated recreational area designed to contain and clearly demarcated the 'Safe Bay' area. Additionally, the opportunity to introduce a lifeguard with associated facilities alongside educational panels to offers advice on weather conditions and tidal patterns.

To successfully deliver this project further consultation with the community is needed alongside stakeholder engagement, feasibility studies, statutory approvals and necessary funding to be granted.



CREATING RECREATIONAL VALUE

Enhancing recreational value within the village to provide all residents and visitors with the opportunity to benefit from the inner bay.



Utilising the Inner Bay



Improving Recreational Offer



Temporary Inflatable Assault Course

E | COMMUNITY POST BOX

A project to relocate the community post box within Coney Island in order to improve safer levels of access. Within Coney Island, the post box offers a significant mode of communication for the elderly population within the area.

The original location of the post box had been located along the Killough Road adjacent the bus stops on the northern side of the road. Although the speed of traffic along the Killough Road is a core issue within the area, the original location for the post box had been strongly preferred throughout residents of Coney Island. Having established this, the post box had been relocated to the western gateway of the settlement at the entry to Coney Island inner shore. Resultantly, the road safety concerns surrounding the sharp bend at this location discouraged further use of the much favoured community post box, reducing levels of access and ultimately provision within Coney Island.

Having established this, a project to relocate the community post box to its original location would benefit the residents within Coney Island greatly due to improved levels of access, safety and connectivity with the service. To successfully deliver this project further consultation with the community is needed alongside stakeholder engagement, statutory approvals to be granted.



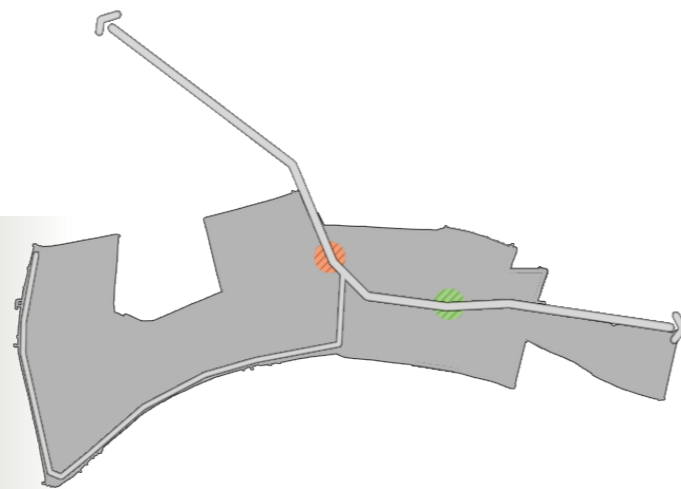
Resecuring Safer Access



Post Box Location



Community Post Box



SAFEGUARDING COMMUNITY SERVICES

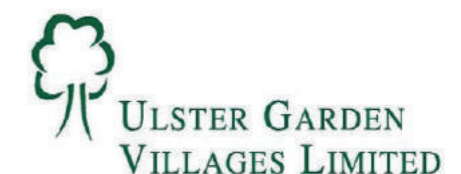
An initiative to relocate the community post box in order to safeguard levels of access and provision for the service which is vital to the community.

B6 | IMPLEMENTATION

This plan is designed to improve the social and economic fabric of the area. The Village Renewal Plan provides an indication of the key tasks which need to be undertaken to progress specific projects. This often includes detailed scheme design, preparation of the business case and funding application, and in some cases further feasibility and analysis.

The source of funding will often dictate the order in which tasks need to be undertaken, for example the Rural Development Programme expects all statutory consents to be in place before the funding application is submitted. There are potential sources of funding available for the projects and initiatives set out within this Village Renewal Plan. It is important to note that reference to potential funding is a guidance only. Other funding opportunities may become available during the lifetime of this plan, and all projects will be subject to appropriate eligibility checks, application and assessment procedures as set by each funding body.

The draft Acton Plan (Section 08) provides an indication of the priority level of each project based on discussions with key stakeholders during plan preparation. Alongside this, a lead delivery agent and key stakeholders have also been noted. There may also be other interested groups who should be engaged during project implementation or those whose agreement must be sought, such as private landowners or statutory bodies. It is also important to recognise that priorities may change as funding opportunities become available.



B7 | ACTION PLAN

| | Regeneration Initiative | Priority Level H- High M-Medium L- Low | Timeframe for Delivery Short (0-3 years) Medium (3-9 years) Long (9+ years) | Stakeholders | Potential Funding Source |
|---|--------------------------------|---|--|-----------------------|---------------------------|
| A | Improved Gateway | M | S | Com, TNI, DfI, NMDDC | RDP, BIG, NMDDC |
| B | Traffic Calming | H | S | Com, TNI, DfI, NMDDC | TNI, RDP, DfI |
| C | Community Post Box | H | S | Com, NMDDC | - |
| D | Information Panels | H | S | Com, TourismNI, NMDDC | RDP, BIG, HLF, NMDDC |
| E | Safe Bay | M | M | Com, NMDDC | NMDDC, RDP, BIG |
| F | Improved Lighting | M | S | NMDDC, Com, TNI | TNI, DfI, NMDDC, RDP, BIG |
| G | Sub-Surface Power | H | M | DfI, NMDDC, Com, NIE | DfI, RDP, BIG, NMDDC |
| H | Connectivity with Sewage Mains | H | S-M | DfI, NMDDC, Com | DfI, RDP |
| I | Sea Wall Restoration | M | S-M | DfI, NMDDC, Com | DfI, NMDDC, RDP, BIG |

Com Community Groups
 DfI Department for Infrastructure
 DAERA Department for Agriculture, Environment and Rural Affairs
 NMDDC Newry, Mourne and Down District Council
 NIHE Northern Ireland Housing Executive
 Priv Private Landowners
 TNI Transport NI
 CDRCN Co. Down Rural Community Network
 PSNI Police Service Northern Ireland
 RDP Rural Development Programme

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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