



# Saintfield Integrated Development Plan

June 2012

Prepared for:  
Saintfield Town  
Regeneration Committee

UNITED  
KINGDOM &  
IRELAND



| REVISION SCHEDULE |            |              |   |                                     |                                  |
|-------------------|------------|--------------|---|-------------------------------------|----------------------------------|
| Rev               | Date       | Details      | Prepared by                             | Reviewed by                         | Approved by                      |
| 1                 | 31/05/2012 | Final Report | Richard Heasley<br>Principal<br>Planner | Paul Tully<br>Technical<br>Director | Paul Tully<br>Technical Director |
|                   |            |              |   |                                     |                                  |
|                   |            |              |   |                                     |                                  |
|                   |            |              |   |                                     |                                  |
|                   |            |              |   |                                     |                                  |
|                   |            |              |   |                                     |                                  |

URS  
Beechill House  
Beechill Road  
Belfast  
BT8 7RP

## Limitations

URS Infrastructure & Environment UK Limited ("URS") has prepared this Report for the sole use of **Saintfield Town Regeneration Committee** ("Client") in accordance with the Agreement under which our services were performed (**6<sup>th</sup> April 2012**). No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of URS.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken between [**12<sup>th</sup> April 2012**] and [**8<sup>th</sup> June 2012**] and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

URS disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to URS' attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. URS specifically does not guarantee or warrant any estimate or projections contained in this Report.

[Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant changes.]

[Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.]

[Costs may vary outside the ranges quoted. Whilst cost estimates are provided for individual issues in this Report these are based upon information at the time which can be incomplete. Cost estimates for such issues may therefore vary from those provided. Where costs are supplied, these estimates should be considered in aggregate only. No reliance should be made in relation to any division of aggregate costs, including in relation to any issue, site or other subdivision.]

[No allowance has been made for changes in prices or exchange rates or changes in any other conditions which may result in price fluctuations in the future. Where assessments of works or costs necessary to achieve compliance have been made, these are based upon measures which, in URS' experience, could normally be negotiated with the relevant authorities under present legislation and enforcement practice, assuming a pro-active and reasonable approach by site management.]

[Forecast cost estimates do not include such costs associated with any negotiations, appeals or other non-technical actions associated with the agreement on measures to meet the requirements of the authorities, nor are potential business loss and interruption costs considered that may be incurred as part of any technical measures.]

## Copyright

© This Report is the copyright of URS Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

TABLE OF CONTENTS

|      |   |    |
|------|---|----|
| 1    | <b>EXECUTIVE SUMMARY</b> .....  | 1  |
| 2    | <b>INTRODUCTION AND BACKGROUND</b> .....  | 2  |
| 3    | <b>RELEVANT PLANNING POLICY</b> .....   | 2  |
| 3.1  | <b>Regional Planning Policy</b> .....   | 2  |
| 3.2  | <b>Statutory Area Plan Designation</b> .....  | 3  |
| 3.3  | <b>Planning Policy Statements</b> .....   | 3  |
| 4    | <b>SAINTFIELD CONSERVATION AREA</b> .....   | 8  |
| 5    | <b>LISTED BUILDINGS (NORTHERN IRELAND ENVIRONMENT AGENCY NIEA)</b> .....  | 10 |
| 6    | <b>CENSUS DATA 2001</b> .....   | 11 |
| 7    | <b>FGS MCCLURE WATTERS ECONOMIC APPRAISAL FOR THE DEVELOPMENT OF COMMUNITY FACILITIES IN SAINTFIELD (FEASIBILITY STUDY)</b> ..... | 15 |
| 8    | <b>BDO ECONOMIC APPRAISAL FOR NEW COMMUNITY &amp; LEISURE FACILITIES IN SAINTFIELD</b> .....                                      | 17 |
| 9    | <b>PLANNING HISTORY CHECK</b> .....   | 15 |
| 10   | <b>COMMUNITY CONSULTATION</b> .....   | 18 |
| 11   | <b>SAINTFIELD INTEGRATED DEVELOPMENT PLAN</b> .....   | 26 |
| 12   | <b>SELECTED PROJECTS</b> .....  | 27 |
| 12.1 | <b>Community/ Sports Centre</b> .....   | 27 |
| 12.2 | <b>Children’s play park</b> .....   | 30 |
|      | <b>Indicative park layout</b> .....   | 31 |
| 12.3 | <b>Shop Front Improvement Scheme</b> .....  | 31 |
| 12.4 | <b>Main Street and Fair Green Environmental Improvement Scheme</b> .....  | 32 |
| 12.5 | <b>Car Park at Academy Primary School</b> .....   | 35 |
| 13   | <b>ACTION PLAN</b> .....  | 36 |
| 14   | <b>IMPLEMENTATION STRATEGY</b> .....  | 38 |
| 15   | <b>CONCLUSION</b> .....   | 39 |

**1 EXECUTIVE SUMMARY**

The Saintfield Integrated Development plan has been produced to act as a funding and lobbying tool for the development and improvement of the Village. 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. The Saintfield Town Regeneration Committee (STRC) will take ownership of the plan, acting as the lead on future funding applications for projects identified within the plan.

In preparing the plan a public consultation exercise took place in 1b Main Street, Saintfield from the 10<sup>th</sup> to the 17<sup>th</sup> May. A draft village plan was on display along with a questionnaire to allow local stakeholders to feedback their ideas. An exceptionally high number of responses were received to the event with 255 people returning questionnaires, giving their views on how Saintfield could be developed and improved.

The community questionnaire responses provided strong support for a number of projects within Saintfield Village. Five projects have been selected as projects which not only received the strongest level of support but are also achievable through accessing funding. Projects which require delivery by the private sector or are the responsibility of statutory agencies have not been addressed in detail; however they are included within the Action Plan as aspirations of the people of Saintfield. The five selected projects in order of priority are;

- New community and Sports facility as an extension to the existing Sports Association grounds;
- A new play park situated adjacent to the new community centre;
- A Shop Front Improvement Scheme;
- An Environmental Improvement Scheme for main Street and the Fair Green; and
- A new car park and turning area at the Academy primary School

The action plan identifies all the projects within the Integrated Development Plan. It highlights who should take the lead on delivery, the priority level of the project, indicative costs associated with the project and the level of support received through the questionnaire returns.

The implementation strategy recommends that STRC will take ownership and responsibility for future funding application and stresses the importance of all community and sports groups working together with everyone pulling resources together for the greater good. It is important that all groups are aware of each other's plans, timescales and priorities to avoid competing against each other for scarce funding opportunities.

The report concludes by noting that with such a high level of interest generated it is now vital that improvements do take place and that a new community and sports facility is delivered for Saintfield.

## 2 INTRODUCTION AND BACKGROUND

URS were appointed in April 2012 by Saintfield Town Regeneration Committee to prepare a new Integrated Development plan for the Village of Saintfield. A number of developments, the changing economic climate and the identified need for a community/ sports facility in the Village mean that a new plan is required to replace the previous 2006 plan.

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 lobbying tool and the basis for future funding applications for projects which are identified by the local community and stakeholders.

## 3 RELEVANT PLANNING POLICY

### 3.1 Regional Planning Policy

The following information provides a review of the relevant planning policies, strategies and designations which are relevant to the study area. Saintfield Conservation Area is designated under Article 50-52 Part V of the Planning (NI) Order 1991.

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;

**SPG-ENV3** – To conserve the built environment

- a. **ENV 3.1** to safeguard the archaeological resource;
  - Identify, protect and encourage the appreciation of the rich built heritage of the province including churches, public buildings, dwellings and structures of significance;
  - To conserve the character of buildings listed as being of special architectural and/or historic interest;
  - To exercise a presumption in favour of the preservation of listed buildings; including an innovative approach to new uses
- b. **ENV 3.2** Safeguard buildings of special architectural or historic interest;
- c. **ENV 3.3** to preserve the character of towns and villages

- Control and manage development within settlements with the emphasis on maintaining local identity and a sense of place, and encourage the retention of locally important buildings and features;
- d. **ENV 3.5** to promote the retention of vernacular buildings and industrial heritage features in urban and rural area.

### 3.2 Statutory Area Plan Designation

Statutory Planning Policy for Saintfield is set out in the Ards and Down Area Plan which was formally adopted by the Department of the Environment in March 2009. The following policies are materially relevant to Main Street Saintfield.

**SD04** – Local Landscape Policy Areas (LLPA's) in Saintfield. Two LLPA's fall within the study area:

- a. **LLPA5** – Saintfield Parish Church and back lands.

The following features are considered by the Department as important:

- Historically important listed parish church rebuilt in 1776 and surrounding including graveyard and undeveloped back lands;
- Formal rows of trees along the front and side of the church are significant townscape feature and church set back from Main Street and verge/mature trees creates an air of formality;
- Listed Market House and other buildings along Main Street and their gardens to the rear.

- b. **LLPA6** – First Presbyterian Church Saintfield

The following features are considered by the Department as important:

- Historically important listed church building which dates back to 1777, adjacent hall and attractive wall onto Comber Street;
- Mature important trees provide a backcloth to the eastern boundary and graveyard;
- contains the historic site of the Battle of Saintfield (outside the study site).

### 3.3 Planning Policy Statements

The following planning policy statements are materially relevant to Saintfield Village centre.

#### 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.

### 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'.

Main Street Saintfield is designated as a Conservation Area and contains a number of significant listed buildings. Whilst the principal aims of Conservation Area legislation and practice remain the protection and enhancement of areas of special architectural or historic interest, there is growing appreciation of their potential in securing a range of indirect benefits as a result of adopting a positive, promotional approach to conserving historic and architectural heritage. The Main Street of Saintfield has great potential to attract more visitors and trade if the character of the conservation area were adhered to by all shops.

#### 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.

#### Listed Building Consideration

##### Policy BH8 – Extension or Alteration of a Listed Building

The Department will normally only grant consent to proposals for the alteration or extension of a listed building or its setting where all the following criteria are met:

- a. the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
- b. the works proposed make use of traditional and/or sympathetic building materials and techniques which are in keeping with the building; and
- c. the architectural details e.g. Doors, gutters, windows etc are in keeping with the building.

#### Advertisements on Listed Buildings



**Policy BH9 – The Control of Advertisements on a Listed Building**

The Department will normally only grant consent for advertisements or new signs on a listed building where these are carefully designed and located to respect the architectural form and detailing of the building. It is clear that there are currently a number of shop fronts which do not conform to this policy to the detriment of the village as a whole.

**Development Affecting the Setting of a Listed Building****Policy BH11 – Development Affecting the Setting of Listed Building**

Policy BH11 is framed to ensure that any proposal for development which by its character or location may have an adverse effect on the setting of a listed building is given careful consideration by the Department. The policy also states that development proposals some distance from the site of a listed building can sometimes have an adverse effect on its setting e.g. where it would affect view of a historic sky line etc.

Where it is considered that a development proposal may affect the setting of a listed building the Department will normally require the submission of detailed drawings which illustrate the relationship of the proposal to the listed building.

**Conservation Areas****Policy BH12 – New Development within a Conservation Area**

Policy BH12 states that the Department will normally only permit development proposals for new buildings, alterations, extensions and changes of use, or which impact on the setting of, a conservation area where all the following criteria are met:

- a. the development preserves or enhances the character and appearance of the area;
- b. the development is in sympathy with the built form of the area;
- c. the scale, form, materials and detailing of the development respects existing development in the area;
- d. the development does not result in adverse environmental benefits;
- e. important views, in and out of the conservation area are preserved and protected;
- f. trees and other landscape features are protected; and
- g. the development conforms to guidance set in the Saintfield Conservation Area Booklet.

**Trees within a Conservation Area**

We would advise that all trees within a Conservation Area are given the same protection as a Tree Preservation Order (TPO). Any proposal to top or fell a tree will require liaison with the Departments Landscape Architects Branch (LAB). A full health and condition survey, undertaken by a fully qualified arboculturalist should be undertaken for any proposal to alter or impact upon existing trees within a Conservation Area.

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

This policy applies to pockets of open space within Saintfield i.e. Fair View (at the top of the town) and lands within the grounds of First Saintfield Presbyterian Church.

**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.

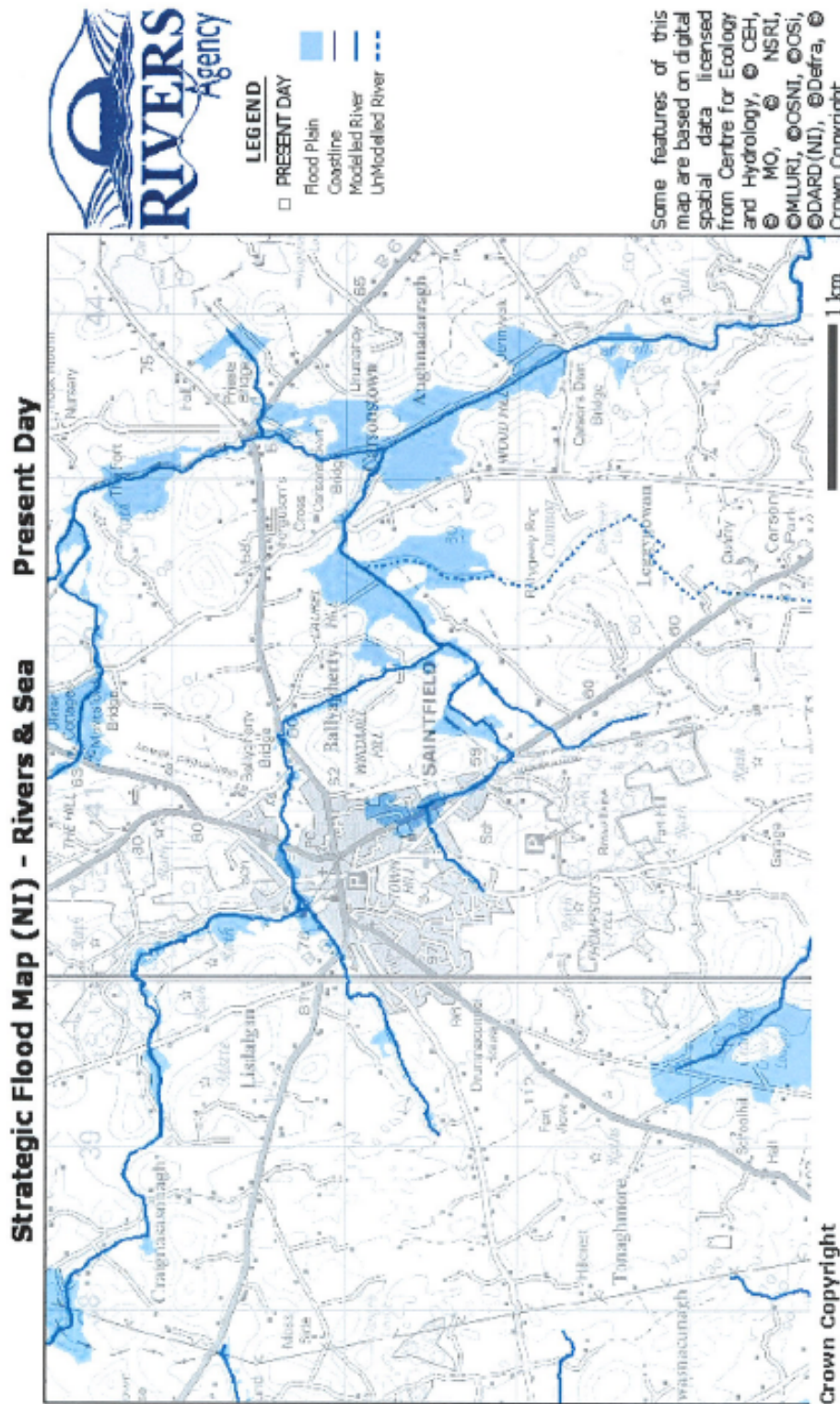
**6. Planning Policy Statement 13 'Transportation and Land Use'.**

This policy is framed to ensure the seamless integration of land use planning and transport.

**General Principle 6** – Controls on parking should be employed to encourage more responsible use of the private car and bring about a change in travel behaviour.

**7. Planning Policy Statement 15 'Planning and Flood Risk'.**

We can advise that we have checked current flood map records with Rivers Agency NI. A map of the study area is included over leaf).



Source, Rivers Agency

**4 SAINTFIELD CONSERVATION AREA****Saintfield Conservation Area Booklet**

[http://www.planningni.gov.uk/index/policy/supplementary\\_guidance/conservation/conservation\\_map/conservation-saintfield.pdf](http://www.planningni.gov.uk/index/policy/supplementary_guidance/conservation/conservation_map/conservation-saintfield.pdf)

This booklet supplements other policy guidance including the policies contained within the Statutory Area Plan. It sets out the general background to designation of Saintfield as a Conservation Area and broad design guidance for development in the village, which is an important material consideration in the determination of planning proposals. It encourages the submission of appropriately scaled contextual drawings and sufficient information about detailing, materials, colour and finishes to illustrate adequately and clearly the relationship between new physical development schemes and the existing.



Boundary of Conservation Area showing listed buildings

Source – Planning Service NI

**5 LISTED BUILDINGS (NORTHERN IRELAND ENVIRONMENT AGENCY NIEA)**
**Record of Listed Buildings on Main Street**

The following table specifically details all listed buildings within the identified study area.

| REFERENCE    | ADDRESS            | USE    | GRADE |
|--------------|--------------------|--------|-------|
| HB18/01/001  | 28/30 MAIN STREET  | SHOP   | B     |
| HB18/01/003  | 2 CROSSGAR ROAD    | HOUSE  | B     |
| HB18/01/004A | 50 MAIN STREET     | HOUSE  | B     |
| HB18/01/004B | 52 MAIN STREET     | SHOP   | B1    |
| HB18/01/005A | 54 MAIN STREET     | HOUSE  | B1    |
| HB18/01/005B | 56 MAIN STREET     | SHOP   | B1    |
| HB18/01/005C | 58 MAIN STREET     | SHOP   | B1    |
| HB18/01/005D | 60 MAIN STREET     | HOUSE  | B1    |
| HB18/01/005E | 62 MAIN STREET     | HOUSE  | B1    |
| HB18/01/005F | 64 MAIN STREET     | HOUSE  | B1    |
| HB18/01/006A | 66 MAIN STREET     | HOUSE  | B1    |
| HB18/01/006B | 68 MAIN STREET     | HOUSE  | B1    |
| HB18/01/007  | 92 MAIN STREET     | SHOP   | B1    |
| HB18/01/008A | 1 FAIR VIEW        | HOUSE  | B1    |
| HB18/01/008B | 2 FAIR VIEW        | HOUSE  | B1    |
| HB18/01/008C | 3 FAIR VIEW        | HOUSE  | B1    |
| HB18/01/008D | 4 FAIR VIEW        | HOUSE  | B1    |
| HB18/01/008E | 5 FAIR VIEW        | HOUSE  | B1    |
| HB18/01/12   | SAINTFIELD PARISH  | CHURCH | B     |
| HB18/01/13   | OLD COURT HOUSE    | HALL   | B     |
| HB18/01/14   | 39/41 MAIN STREET  | HOUSE  | B     |
| HB18/01/15   | 35/37 MAIN STREET  | SHOP   | B     |
| HB18/01/20   | FIRST PRESBYTERIAN | CHURCH | B     |
| HB18/01/39A  | 70 MAIN STREET     | HOUSE  | B1    |
| HB18/01/39B  | 72/74 MAIN STREET  | HOUSE  | B1    |
| HB18/01/39C  | 76 MAIN STREET     | SHOP   | B1    |
| HB18/01/39D  | 78 MAIN STREET     | HOUSE  | B1    |
| HB18/01/39E  | 80 MAIN STREET     | HOUSE  | B1    |
| HB18/01/39F  | 82 MAIN STREET     | HOUSE  | B1    |
| HB18.01/39G  | 84 MAIN STREET     | SHOP   | B2    |
| HB18/01/39H  | 86 MAIN STREET     | HOUSE  | B1    |
| HB18/01/39I  | 88 MAIN STREET     | SHOP   | B1    |
| HB18/01/39J  | 90 MAIN STREET     | SHOP   | B1    |

Details of all Listed Buildings within the Village centre

**6 CENSUS DATA 2001**

The majority of Saintfield Village lies within the Saintfield Ward, however a small portion to the South and the Village's southern Hinterland are within the Kilmore Ward. The demographics for both wards are provided below:

**Saintfield Ward**
**Demography**

On Census Day 29th April 2001 the resident population of Saintfield Ward was 3036. Of this population:

- 24.6% were under 16 years old and 17.1% were aged 60 and over;
- 48.2% of the population were male and 51.8% were female;
- 22.1% were from a Catholic community background and 73.2% were from a 'Protestant and Other Christian (including Christian related)' community background;
- 25.0% of persons aged 16 and over were single (never married);
- 35.8 years was the average age of the population; and
- the population density was 2.2 persons per hectare.

| Comparisons   | WARD       | LGD   | AA         | N.IRELAND |
|---|------------|-------|------------|-----------|
|   | Saintfield | Down  | Strangford | N.I       |
| <b>Census 2001</b>  |            |       |            |           |
| <u>Resident population</u>  | 3036       | 63828 | 98158      | 1685267   |
| <u>Persons under 16 years old (%)</u>   | 24.6       | 24.9  | 22.1       | 23.6      |
| <u>Persons aged 60 and over (%)</u>   | 17.1       | 17.0  | 18.1       | 17.6      |
| <u>Males (%)</u>  | 48.2       | 49.5  | 48.9       | 48.7      |
| <u>Females (%)</u>  | 51.8       | 50.5  | 51.1       | 51.3      |
| <u>Catholic community background (%)</u>  | 22.1       | 61.9  | 15.4       | 43.8      |
| <u>Protestant and other Christian community background (%)</u>                                | 73.2       | 35.5  | 80.0       | 53.1      |
| <u>Persons aged 16 and over single (never married) (%)</u>                                    | 25.0       | 32.4  | 26.8       | 33.1      |
| <u>Average age of population</u>  | 35.8       | 35.4  | 37.1       | 35.8      |
| <u>Population density (persons per hectare)</u>   | 2.2        | 1.0   | 2.0        | 1.2       |
| <b>Migration Data Sources</b>   |            |       |            |           |
| <u>Health card registrations from non-UK nationals (per 1,000 resident population) (2010)</u> | 2.8        | 2.6   | 2.3        | 6.3       |

Source – NISRA 2001

The population for Saintfield Ward in 2010 was estimated at 3586, of which 19.7% were children, 26.7% were young working age adults, 33.8% were older working age adults and 19.7% 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 15.3% (475 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                  |
|---|-----------------------------|-----------------------------|----------------------------|----------------------------|
|   | Saintfield                  | Down                        | Strangford                 | N.I                        |
| <b>Population Estimates</b>                         |                             |                             |                            |                            |
| <a href="#">Total population (2010)</a>             | 3586                        | 70770                       | 103795                     | 1799392                    |
| <a href="#">Children (%) (2010)</a>                 | 19.7                        | 21.6                        | 19.6                       | 21.2                       |
| <a href="#">Young Working Age Adults (%) (2010)</a> | 26.7                        | 32.3                        | 29.4                       | 33.1                       |
| <a href="#">Older Working Age Adults (%) (2010)</a> | 33.8                        | 29.1                        | 31.7                       | 28.5                       |
| <a href="#">Older People (%) (2010)</a>             | 19.7                        | 17.0                        | 19.3                       | 17.1                       |
| <a href="#">Population Change 2001-2010 (%)</a>     | <i>an increase of 15.3%</i> | <i>an increase of 10.3%</i> | <i>an increase of 5.5%</i> | <i>an increase of 6.5%</i> |

Source NISRA

In Saintfield Ward there were 40 resident births registered in 2009. Of these, 25 were male births and 15 were female births and 11 (27.5%) births were to unmarried mothers. The median age of mothers of new-born babies in 2009 was 31 and for fathers was 33. In total 9 deaths were registered in 2009 in Saintfield Ward, of these 2 (22.2%) were under 75 years old. The median age at death was 82.

| Comparisons   | WARD       | LGD  | AA         | N.IRELAND |
|---|------------|------|------------|-----------|
|   | Saintfield | Down | Strangford | N.I       |
| <b>Administrative Data</b>                                      |            |      |            |           |
| <a href="#">Total births (2009)</a>                             | 40         | 979  | 1176       | 24910     |
| <a href="#">Male births (2009)</a>                              | 25         | 512  | 609        | 12799     |
| <a href="#">Female births (2009)</a>                            | 15         | 467  | 567        | 12111     |
| <a href="#">Births to unmarried mothers (%) (2009)</a>          | 27.5       | 39.3 | 33.1       | 39.8      |
| <a href="#">Median age of mothers of new-born babies (2009)</a> | 31         | 29   | 30         | 29        |
| <a href="#">Median age of fathers of new-born babies (2009)</a> | 33         | 31   | 32         | 32        |
| <a href="#">Deaths (2009)</a>                                   | 9          | 519  | 839        | 14413     |
| <a href="#">Deaths to those aged under 75 (%) (2009)</a>        | 22.2       | 36.2 | 38.7       | 38.4      |
| <a href="#">Median age at death (2009)</a>                      | 82         | 80   | 79         | 79        |

Source – NISRA

A key statistic within the census figures, is the projected population increase for Saintfield Ward at 15.3% from 2001 – 2010. Compare this to 10.3% within the Down District Area, 7.3% for Ardglass Ward, 5.5% for



Ballynahinch East Ward and 6.7% for Strangford Ward. Projections provide evidence of the need for a community and sports facility within Saintfield Village.

## Kilmore Ward

### Demography

On Census Day 29th April 2001 the resident population of Kilmore ward was 2926. Of this population:

- 23.9% were under 16 years old and 17.9% were aged 60 and over;
- 49.4% of the population were male and 50.6% were female;
- 22.3% were from a Catholic community background and 74.3% were from a 'Protestant and Other Christian (including Christian related)' community background;
- 25.3% of persons aged 16 and over were single (never married);
- 36.9 years was the average age of the population; and
- the population density was 0.5 persons per hectare.:

| Comparisons   | WARD    | LGD   | AA         | N.IRELAND |
|---|---------|-------|------------|-----------|
|   | Kilmore | Down  | South Down | N.I       |
| <b>Census 2001</b>  |         |       |            |           |
| <u>Resident population</u>  | 2926    | 63828 | 104658     | 1685267   |
| <u>Persons under 16 years old (%)</u>   | 23.9    | 24.9  | 25.6       | 23.6      |
| <u>Persons aged 60 and over (%)</u>   | 17.9    | 17.0  | 16.5       | 17.6      |
| <u>Males (%)</u>  | 49.4    | 49.5  | 49.8       | 48.7      |
| <u>Females (%)</u>  | 50.6    | 50.5  | 50.2       | 51.3      |
| <u>Catholic community background (%)</u>  | 22.3    | 61.9  | 66.3       | 43.8      |
| <u>Protestant and other Christian community background (%)</u>                                | 74.3    | 35.5  | 31.8       | 53.1      |
| <u>Persons aged 16 and over single (never married) (%)</u>                                    | 25.3    | 32.4  | 32.6       | 33.1      |
| <u>Average age of population</u>  | 36.9    | 35.4  | 34.8       | 35.8      |
| <u>Population density (persons per hectare)</u>   | 0.5     | 1.0   | 0.8        | 1.2       |
| <b>Migration Data Sources</b>   |         |       |            |           |
| <u>Health card registrations from non-UK nationals (per 1,000 resident population) (2010)</u> | 1.9     | 2.6   | 3.4        | 6.3       |

Source - NISRA

The population for Kilmore ward in 2010 was estimated at 3224, of which 20.8% were children, 27.9% were young working age adults, 32.5% were older working age adults and 18.8% 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 9.8% (289 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                  |
|--|----------------------------|-----------------------------|-----------------------------|----------------------------|
|  | Kilmore                    | Down                        | South Down                  | N.I                        |
| <b>Population Estimates</b>                |                            |                             |                             |                            |
| <u>Total population (2010)</u>             | 3224                       | 70770                       | 118332                      | 1799392                    |
| <u>Children (%) (2010)</u>                 | 20.8                       | 21.6                        | 22.7                        | 21.2                       |
| <u>Young Working Age Adults (%) (2010)</u> | 27.9                       | 32.3                        | 33.2                        | 33.1                       |
| <u>Older Working Age Adults (%) (2010)</u> | 32.5                       | 29.1                        | 28.3                        | 28.5                       |
| <u>Older People (%) (2010)</u>             | 18.8                       | 17.0                        | 15.8                        | 17.1                       |
| <u>Population Change 2001-2010 (%)</u>     | <i>an increase of 9.8%</i> | <i>an increase of 10.3%</i> | <i>an increase of 12.6%</i> | <i>an increase of 6.5%</i> |

Source - NISRA

In Kilmore ward there were 26 resident births registered in 2009. Of these, 12 were male births and 14 were female births and 6 (23.1%) births were to unmarried mothers. The median age of mothers of new-born babies in 2009 was 30 and for fathers was 33.

In total 32 deaths were registered in 2009 in Kilmore ward, of these 6 (18.8%) were under 75 years old. The median age at death was 87.

| Comparisons  | WARD    | LGD  | AA         | N.IRELAND |
|--|---------|------|------------|-----------|
|  | Kilmore | Down | South Down | N.I       |
| <b>Administrative Data</b>                             |         |      |            |           |
| <u>Total births (2009)</u>                             | 26      | 979  | 1695       | 24910     |
| <u>Male births (2009)</u>                              | 12      | 512  | 855        | 12799     |
| <u>Female births (2009)</u>                            | 14      | 467  | 840        | 12111     |
| <u>Births to unmarried mothers (%) (2009)</u>          | 23.1    | 39.3 | 33.2       | 39.8      |
| <u>Median age of mothers of new-born babies (2009)</u> | 30      | 29   | 30         | 29        |
| <u>Median age of fathers of new-born babies (2009)</u> | 33      | 31   | 32         | 32        |
| <u>Deaths (2009)</u>                                   | 32      | 519  | 800        | 14413     |
| <u>Deaths to those aged under 75 (%) (2009)</u>        | 18.8    | 36.2 | 38.4       | 38.4      |
| <u>Median age at death (2009)</u>                      | 87      | 80   | 79         | 79        |

Source – NISRA

## FGS MCCLURE WATTERS ECONOMIC APPRAISAL FOR THE DEVELOPMENT OF COMMUNITY FACILITIES IN SAINTFIELD (FEASIBILITY STUDY)

FGS McClure Watters were commissioned in 2008 by Down District Council (DDC) to explore the feasibility of providing community facilities in Saintfield, which has been promoted by both Saintfield Regeneration Committee and the Saintfield Sports Club. A draft of their report was submitted in January 2009 for discussion purposes only.

The study highlighted that the areas to which the facilities would contribute include: sport; arts; general youth provision; provision for those with a disability; and provision for older people.

In the assessment of need and demand, it has been noted that there is distinct lack of community facilities in Saintfield; provision is restricted to the library, halls, and public bars etc, which have insufficient capacity and lack modern facilities. Sporting facilities are provided on a site located on the Comber road, locally known as 'The Demesne', which offers a shale Hockey pitch, cricket ground, and a club house. In addition, Saintfield High school, located between the Comber Road and Belfast Road, has two playing fields which are currently used and maintained by the Saintfield United Football Club.

In terms of demand, it was noted that there is a need for improved community provision as a result of a high response to the 'Intention to Use' Survey.

The scope of the report prepared by FGS McClure Watters included an overall Background to the project, Strategic Context, an Assessment of Need and Demand, an outline of Objectives and Constraints, Identification of Options, Monetary Costs and Benefits, a calculation of Net Present Values (NPV), Non-Monetary Costs and Benefits, Risks and Uncertainties, Selection of a preferred option, and finally Finance, Marketing Management, Monitoring & Post Project evaluation.

### Project provision

A range of sites were considered for the development of a community facility, adjoining 3G Pitch and replacement of the current shale hockey pitch to a 'synthetic' surface; the most relevant being:

- **Site 1:** The Demesne, Comber Road, Saintfield (existing Hockey & Cricket Ground); which can be feasibly enhanced to accommodate the proposals;
- **Site 2:** Academy Primary School, Listooder Road, Saintfield; which is a viable site on the basis that current school development plans can be linked to the community facility, meeting educational needs during the day and community needs in the evening.

A combination of facilities at both sites was also a consideration with the Academy Primary school shale pitch being upgraded to 3G and the hockey pitch at The Demesne being upgraded to sand dressed artificial turf Hockey pitch.

### Project Objectives & Constraints

#### **Project Objectives**

The appraisal document stated that the project was to act as a focal point for developing community activity in the village; contribute to improving health & well-being; further enhance links to the local community, schools and neighbouring communities; improve sporting participation at all ages and levels; and engage with ethnic minorities/communities.

#### Risks and Uncertainties

The draft appraisal report identified key areas of risk and uncertainty, including:

- Inability to secure funding;
- Land acquisition;
- Planning;
- Capital Cost Overruns;
- Delays in project completion;
- Lower than anticipated demand; and
- Facility management and operation.

These risks are largely equal to all options under consideration.

## 8 BDO ECONOMIC APPRAISAL FOR NEW COMMUNITY & LEISURE FACILITIES IN SAINTFIELD

BDO were appointed in 2010 by Down District Council to conduct an Economic Appraisal for proposed new community and leisure facilities in Saintfield. They were required to determine the most appropriate, preferred option with which to proceed and, which would represent 'value for money' for Down District Council.

In line with the 2009 FGS McClure Watters report, BDO identified the lack of indoor sports and community facilities in Saintfield.

Three options were assessed within the report;

- Option 1: Do Nothing
- Option 2: Full Scale Option and
- Option 3: Reduced Scale Options

Option 2 was identified as the preferred option based on the following economic justification;

- The strategic fit;
- The identified need;
- Ability to meet project objectives;
- Risk analysis;
- Non Monetary benefits and;
- The NPC/NMS cost effectiveness ratio

The details of the full scale option as per the BDO report are;

- Four court sports hall with integral rebound walls and spectating option;
- 50 station size fitness suite including cardio and resistant equipment;
- One badminton court size meeting room suitable for up to 100 but can be easily split in half;
- Meeting room to accommodate 12 people;
- Entrance foyer suitable for community activities and exhibitions including a kitchen and small cafeteria space;
- Dry changing for four teams;
- The building to meet all current building regulations for sustainability;
- The building and equipment to be high quality and durable;
- The building to harmonise with the proposed new primary school on the site immediately adjacent
- Convert existing shale pitch into 3G. (refers to pitch at Academy Primary School) NB The recent Integrated Development Plan public consultation shows a higher demand and need for updating the shale hockey pitch at The demesne a to sand dressed artificial turf Hockey pitch.

Following the Integrated Development Plan public consultation and engagement with all sports clubs it is clear that there is a need for a 2G Hockey pitch to replace the existing shale pitch, at least one 3G soccer match scale pitch and a 3G GAA pitch for junior matches.

Risks were considered to be largely equal for all options.

Following the presentation of both economic appraisals, both the recreation and community services committee and full council unanimously approved the need for a community facility for

Saintfield on the scale recommended by the BDO report and agreed to the provision of £3million for this project in the forward capital programme.

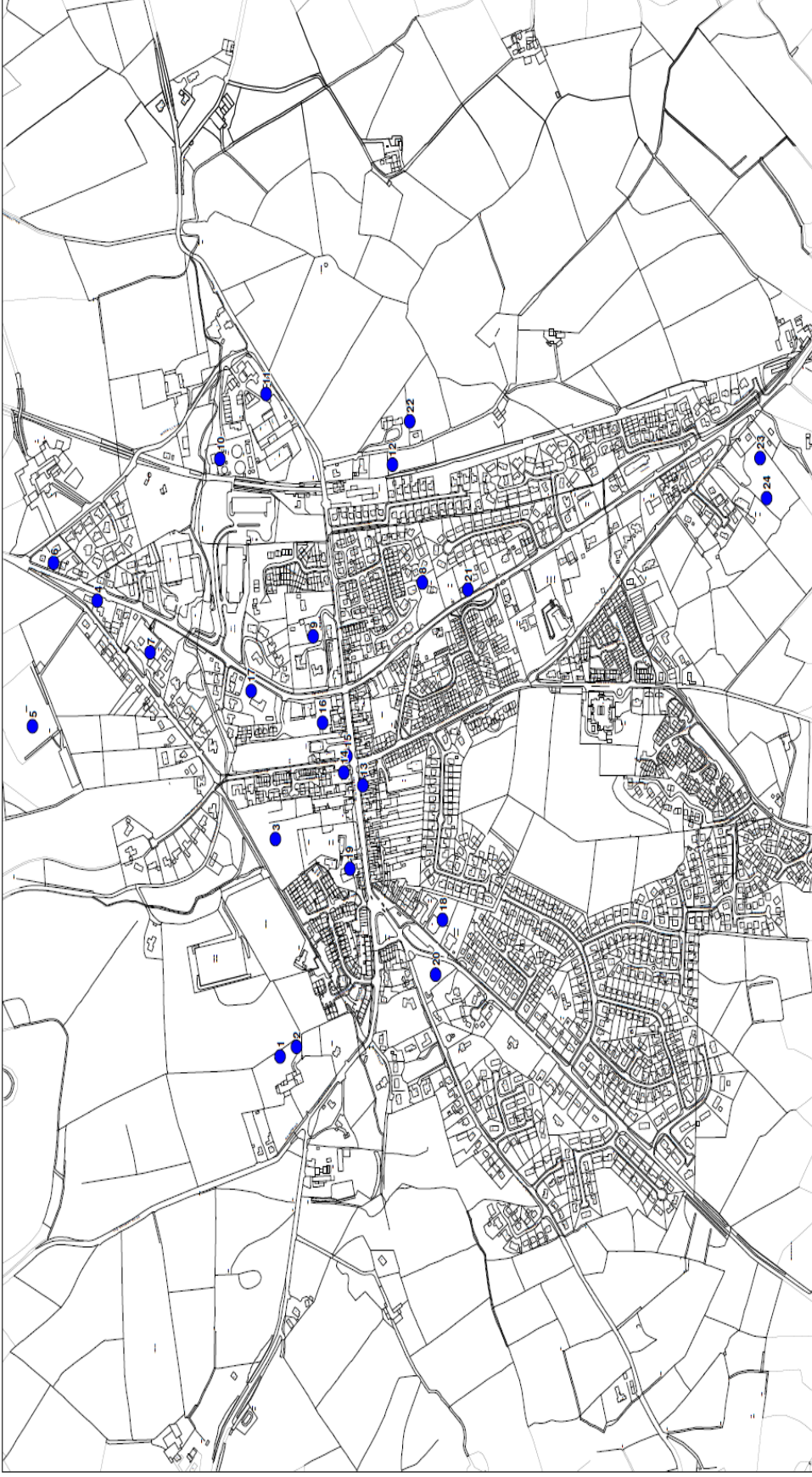
**9 PLANNING HISTORY CHECK**

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

|    |               |  |   |          |
|----|---------------|--|---|----------|
| 1  | R/2009/0825/F | Lands adjacent to and north of 17 Lisburn Road, Saintfield.                              | Residential development of 15 units comprising 7 detached & 8 semi detached, garages, car ports, access, open space, landscaping and associated site works (outline approval ref R/2004/0173/O).  | Approved |
| 2  | R/2010/0482/F | Lands adjacent to and north of 17 Lisburn Road, including 3 Old Belfast Road Saintfield. | Residential development of 23 units comprising 19 detached & 4 semi-detached, car ports, access, open space, landscaping and associated site works.   | Approved |
| 3  | R/2008/0905   | Land to west of Tonaghnaeave Mews, Saintfield  | Tree Preservation Order   | Pending  |
| 4  | R/2008/0732/O | Adjacent to No 34 Belfast Road, Saintfield.  | 1 No dwelling & Garage  | Approved |
| 5  | R/2008/0668/F | Saintfield playing fields, Comber Road, Saintfield, Ballynahinch, Co Down BT24 7BB       | 2 No. playing pitches and 1 No. tennis court with a changing pavillion, for Saintfield High School (amended plans)  | Approved |
| 6  | R/2009/0832/F | 41 Belfast Road, Saintfield, Co Down, BT24 7EP.  | Proposed demolition of existing dwelling, construction of 2 no detached houses, site works and car parking.   | Approved |
| 7  | R/2007/0373/F | Saintfield High School, 21 Comber Road, Saintfield, Co Down                              | Erection of school sports hall and alterations to existing building   | Approved |
| 8  | R/2010/0333/F | Lands adjacent to and south of 52 Todds Hill Park, Saintfield                            | 3 No townhouses (change of house type to sites 22-24 of previous approval R/2006/0302/F   | Approved |
| 9  | R/2010/0176/F | 3 Ambleside, Todds Hill, Saintfield, Co Down, BT24 7DT.                                  | Amendments to previously approved drawings for 9 No private apartments (approved under application No R/2008/0580/F) in order that floor plans fully correspond with proposed sketch elevations, entailing 2 No dormer windows in side elevation view B-B, subs | Approved |
| 10 | R/2007/1178/F | 17 Windmill Road Ballyagherty Saintfield Ballynahinch                                    | Upgrade, Refurbishment and Replacement of Treatment Process Plant and Ancillary Buildings on Site   | Approved |
| 11 | R/2007/0436/F | Saintfield Home and Garden, Windmill Business Park, Windmill Road, Saintfield,           | Commercial Storage Shed for Existing Business   | Approved |

|    |                     |   |   |                               |
|----|---------------------|---|---|-------------------------------|
| 12 | R/2011/0679/F       | Lands adacent to and south of 15 Station Road Sainfield (formally No 17 Station Road) BT24 7DU            | Proposed 1 no detached dwelling (two storey) with detached double garage and all other associated site works  | Approved                      |
| 13 | R/2011/0341/DC<br>A | 42 - 44 Main Street Sainfield Co Down   | Proposes partial demolition of existing premises to create larger retail premises   | Pending                       |
| 14 | R/2011/0291/F       | 2-2b Comber Street and lands contiguous to First Sainfield Presbyterian Church                            | Environmental improvement scheme to Sainfield Square Comber Road to include dedicated car parking spaces, new road surface treatment, new kerb treatment and improved lighting structures | Approved                      |
| 15 | R/2010/0897/F       | Corner of Comber Street and main Street   | Erection of new street cabinet to facilitate provision of new fibre optic infrastructure across BT network. Cabinet dimensions approx. 1300mm high X 800mm width X 450mm deep.            | Approved                      |
| 16 | R/2008/0058/F       | Lands to the rear of nos 4-8 and 12 Belfast Road and 5-19 Main Street, Sainfield.                         | Demolition of existing structures and construction of 11 No townhouses and 20 No apartments with associated and external landscaping.   | Approved                      |
| 17 | R/2006/0824/F       | 14 Belfast Road, Sainfield  | Demolition of existing dwelling and erection of 12 No dwellings, 2 detached, 8 No 2 storey detached and 2 No single storey semi detached (amended plans).                                 | Approved                      |
| 18 | R/2009/1053/F       | 2nd Sainfield Presbyterian Church Ballynahinch Road Sainfield Co Down BT24 7AE                            | Proposed extension to the church halls & external store to rear.  | Approved                      |
| 19 | R/2008/0400/F       | Lands to the rear of No 49, The White Horse Inn & No 55, Eating Options, Main Street, Sainfield, BT24 7AB | 3 Apartments with parking (amended plans).  | Approved                      |
| 20 | R/2011/0863/F       | 1 Ballynahinch Road   | Proposed development of 1 and half storey retail unit with associated car parking (43 spaces).  | Approved                      |
| 21 | R/2008/0222/F       | 30 Crossgar Road, Sainfield, Ballynahinch, BT24 7AS.  | Demolition of single storey dwelling to allow development of 9 apartments, 14 car parking spaces and associated landscaping.  | Approved                      |
| 22 | R/2011/0255/F       | Lands to the south of Station Road  | 6 change of house types to the previously approved layout R/2003/0265/F, garages, landscaping and associated site works   | Pending                       |
| 23 | R/2010/0578/F       | Lands at 29 Old Grand Jury Road, Sainfield.   | 6 No semi detached dwellings with integral garages, access and associated site works (minor amendment to previous approval R/2009/0664/F).  | Approved                      |
| 24 | R/2006/1109/O       | Site South East of St. Mary's Primary School, Grand Jury Road, Sainfield                                  | Housing development @ minimum density of 20 dwelling per hectare i.e.18 + dwellings.(amended plans)   | Approved (expires 01_06_2012) |





Location of live planning applications/ approvals

## 10 COMMUNITY CONSULTATION

A public consultation exercise took place in 1b Main Street, Saintfield from the 10<sup>th</sup> to the 17<sup>th</sup> May. A draft village plan was on display along with a questionnaire to allow local stakeholders to feedback their ideas.

The central location which was manned throughout the week encouraged a large response to the consultation exercise with a total of 255 written responses received throughout the week.



A response of 255 equates to over 20% of households (based on 2001 census). This is an exceptionally high response rate for a consultation event lasting only one week. Many of those who responded provided detailed comments illustrating the ownership and pride the community have in the Village. The responses also came from a wide range of sources with school children, sports club members, residents and traders returning questionnaires. The range of sources would indicate the questionnaire returns were representative of the Village population. The sheer number of responses achieved within a one week period also indicates that the community feel very strongly about the future development of their Village and in particular the need for a sports/community facility for Saintfield. With 185 people prioritising extending the existing sports pitches, there can be little doubt as to the strength of support for the proposal.

Consultation with key statutory agencies was also undertaken in the development of the plan. Down District Council, Planning Service NI, Roads Service, and Northern Ireland Environment Agency were all consulted.

The STRC has had regular meetings for four years with the relevant statutory bodies for Saintfield and developed good working relations with the responsible officers in these bodies. Minutes of these meetings were kept by Down District Council which record key issues and actions.

The collated community questionnaire responses are provided below and overleaf.

**What is your Interest?**

|          |   |                 |    |            |     |
|----------|---|-----------------|----|------------|-----|
| Business | 7 | Community Group | 39 | Individual | 138 |
|----------|---|-----------------|----|------------|-----|

**Section 1 – Proposals**

1 Please select how you feel about the following proposals:

| Ref. | Proposal  | Like | Dislike | No Opinion |
|------|---|------|---------|------------|
| 1    | Development of Main Street back lands, North            | 160  | 15      | 29         |
| 2    | Development of Main Street back lands, South            | 147  | 16      | 49         |
| 3    | Completion of development of Belfast Road back lands    | 116  | 6       | 59         |
| 4    | Completion of development within Area Plan HPA's        | 80   | 19      | 94         |
| 5    | Vacant building/ Shop front improvements on Main Street | 217  | 3       | 9          |
| 6    | Village Centre Environmental Improvement Scheme         | 173  | 5       | 30         |
| 7    | Road Junction Improvements                              | 155  | 16      | 34         |
| 8    | Potential Civic Amenity Site                            | 158  | 11      | 32         |
| 9    | Windmill Road / Mill Pond – Public Park proposal        | 92   | 19      | 47         |
| 10   | Town Hill- Public Park proposal                         | 139  | 39      | 30         |
| 11   | Development of site zoned for educational use.          | 158  | 11      | 41         |

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

- Swings for disabled children in park
- Pot holes in Main Street are a disgrace
- Windmill Hill Public Park – too far out of town
- Public parks – picnic areas
- Need for a 'Fold' in Saintfield
- Educational Zone should incorporate sporting facilities of Saintfield
- Update of Sports Facilities – Hockey Pitch (Astro)
- Training facility for football – 3G
- Community Building – too far out of town
- Community centre / sports centre would benefit Saintfield
- Develop vacant buildings at Fair Green – next to Ginger Jay
- Empty shops should be left in a respectable state
- Parking needed at Belfast Road bus stop
- Shop front improvements at top of the town
- Provide colourful planting
- Facilities to use for boxing / kick boxing in Sports Complex
- Better play park facilities required for Children
- More social housing required
- Priority should be given for amenity space and commercial units
- Road junction improvements identified not necessary
- Ref 5&6 should be a priority otherwise village will deteriorate further
- Number of vacant or derelict houses is a concern
- A new park / drop off point at Academy Primary School would relieve traffic congestion
- Footpaths and roadway on Main Street need improved
- Improve junction at traffic lights
- Major concerns regarding open space development of Town Hill. Opening up of private lane behind Forge Hill Manor / Meadowvale has potential to cause disturbances with crowds gathering to drink and anti social behaviour.
- 'Living above the shop ' scheme should be encouraged
- Backlands North to be a public park from Heritage Centre of McRoberts House and Courtyard
- Backlands South – extend car park and develop use of old buildings in a pedestrian access area connecting alleyways, courtyards and lane.
- Belfast Backlands space to develop a turning circle and park and ride
- Housing projects need to be completed with affordable houses for local people on housing list.
- School buildings need to be improved / rebuilt.
- Road improvements required Listooder Road traffic congestion.
- Bus shelter and turning circle for school buses.
- A public park is a real must for Sainfield a good circuit around the town geared up for litter and dog fouling.
- Need a full recycling centre.
- Potential site wind turbine.
- Senior citizen mobility on main street restricted by poor condition pavement.
- A tidy up of the town needed.
- Attractive Main St to bring people to the town.
- Road junction improvements needed at Main St crossroads before there is a fatal accident – existing lights moved down to crossroads. Dangerous junction.

- Public park to mcroberts courtyard.
- Mews and outbuildings used as craft shops, information centre etc.
- Shops fixed up.
- Main St EI Scheme sympathetic to historical appearance.
- Old windmill protected and heritage highlighted there.
- Local Leisure Centre – tennis courts, squash courts, swimming pool etc
- Design of new houses on Belfast Road is horrible.
- Derelict buildings need knocked down or renovated.
- Windmill Hill is too difficult to get to and the roads are bad.
- Cyclist route like Comber greenway.
- Overdue a Civic Amenity Centre.
- Development of land at Main St – Rear of Spar and Jacksons.
- Route for future bypass identified.
- View point from top of Town hill.
- School bus turnaround at bus depot.
- Private apartment complex for senior citizens – backlands off Main st.
- Car Parking.
- Liaise with the owners of Saintfield House/farm to allow controlled access through the property from the Old Cart Road via the woods to the Belfast Road.
- Opening of coach entries is essential.
- Proposal No.5 – copy Perry St Dungannon – virtual window.
- Money would be better used to improve various clubs/halls in the village rather than building new ones.
- Consideration to be given for a 'Park and Ride' facility and bus station on Transport Holding company lands.
- Traffic lights instead of roundabout at Windmill Road to incorporate Ballygowan Rd junction.
- Danger of over development leading to further stress on all services especially roads. Desirable but would need careful management especially at night as the town already suffers from unsocial activities.

Have you any suggestions on potential land uses/ facilities for the identified developments sites above?

- Windmill Hill restored
- Tennis Courts
- A new Community / Sports Hall on site of Old Cricket Grounds
- Children's Play Park at Ballygowan Park
- Public toilets located near Main Street
- Educational Zone should be incorporated into sporting facilities
- Sign posted walks and trails of different lengths around the village.
- Parking needed at Belfast Road bus stop
- Main Street backland North – Provision of a 'Fold' or small bungalows for the elderly in Saintfield
- Old School ideal for a 'Fold'
- Civic amenity site would be good
- Mushroom farm on Old Grand Jury Road would be a natural location for any future educational site or building as it is between two primary schools
- No eyesores of unfinished developments.
- Development of Main St back lands, North and Windmill Hill / Mill Pond / Town Hill – Public Park proposal.
- Site for allotments for local produce for a village market.
- Vacant building could be used as a day centre for community work.

- Backlands North public park down to community sports centre.
- Village Centre EI Scheme.
- Buildings need painted gutters, repaired doors and windows replaced as appropriate to conservation.
- Car parking needs expanded.
- Park and walkway at Sports Club.
- Cricket, Football, Hockey Club.
- Astro pitch and sports centre.
- Leisure Centre
- Walkway between the Grange development and Liistooder Rd therefore having an easier and shorter access to Primary School.
- Train station could be developed like a museum piece.
- Civic Amenity Centre on land off Crossgar Road end of Old Grand Jury Rd.
- Development of land at Main St – Rear of Spar and Jacksons. – could be a retirement home.
- Wind Turbine on Town Hill income used to reduce the rates of Saintfield ONLY.
- A Fold in back lands south.
- Land for potential bypass sorely needed.
- Keep granite kerbs on main st.
- Demand for senior citizen accommodation in the village centre.
- Out of town shopping centre.

## Section 2 – Prioritising the Proposals

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

### RANKING

| Ref | Proposal  | 1  | 2  | 3  | 4  | 5  | 6 | 7 | 8 | 9 | 10 | 11 |
|-----|---|----|----|----|----|----|---|---|---|---|----|----|
| 1   | Development of Main Street back lands, North            | 30 | 21 | 26 | 23 | 26 | 7 | 5 | 7 | 3 | 1  | 4  |
| 2   | Development of Main Street back lands, South            | 22 | 26 | 31 | 15 | 27 | 5 | 4 | 3 | 1 | 7  | 2  |
| 3   | Completion of development of Belfast Road back lands    | 17 | 14 | 25 | 21 | 27 | 5 | 2 | 5 | 9 | 5  | 2  |
| 4   | Completion of development within Area Plan HPA's        | 8  | 10 | 22 | 13 | 31 | 2 | 4 | 9 | 8 | 5  | 9  |
| 5   | Vacant building/ Shop front improvements on Main Street | 66 | 40 | 42 | 18 | 11 | 4 | 2 |   | 2 | 1  | 1  |
| 6   | Village Centre Environmental Improvement Scheme         | 49 | 33 | 17 | 23 | 15 |   | 5 | 2 | 1 |    | 2  |
| 7   | Road Junction Improvements                              | 35 | 35 | 34 | 19 | 20 | 6 | 3 | 6 | 1 | 1  | 1  |
| 8   | Potential Civic Amenity Site                            | 44 | 29 | 32 | 25 | 20 | 2 | 6 | 1 | 4 | 1  | 2  |
| 9   | Windmill Hill / Mill Pond – Public Park proposal        | 22 | 24 | 27 | 10 | 24 | 9 | 5 | 6 | 2 | 2  | 5  |

|    |  |    |    |    |    |    |   |   |   |   |   |   |
|----|--|----|----|----|----|----|---|---|---|---|---|---|
| 10 | Town Hill- Public Park proposal                | 25 | 36 | 24 | 11 | 31 | 1 | 2 |   | 4 | 7 | 4 |
| 11 | Development of site zoned for educational use. | 65 | 18 | 18 | 13 | 20 | 8 | 1 | 3 | 2 | 6 | 5 |

**Section 3 – Additional Comments**

3 **Is there anything which you feel you would change / modify in the Village Plan? Or any additional proposals which you would like to see included?** (Please provide details below or on a separate sheet):

- Improve Cricket and Hockey Club grounds provide better pitches
- Educational Zone could include sports facilities e.g. Astro Pitch
- Improve Children’s Play Facilities
- Improve parking near Academy P.S
- Safe walkway along Windmill Road
- Redevelopment of Play Park at New line
- Provision of grass pitches urgently required
- Saintfield would benefit from a Leisure Centre with swimming pool and gym
- Bus Depot is an eyesore
- Car Parking
- New community / club house required
- Road crossing at top of Main Street at Gordon’s Chemist
- Improve footpaths and resurface Main Street
- Improve car access at corner of Ballynahinch Road to health Centre
- Make a feature of the working well site
- 20mph sign required before bend on Ballynahinch Road
- Improve street cleaning
- Encourage development of private sheltered accommodation for elderly
- Encourage local people to use local shops
- Install traffic lights on Main Street at the corner of Northern Bank
- A food festival involving local farmers, shops and schools
- Road junction in centre of town (Downpatrick Street / Comber Street) needs to have traffic lights
- Community and Sports facilities must be developed for needs of all our people cross community and inclusive this would make the greatest difference to the most people.
- Traffic lights or road improvements will be required for increasing tail backs and congestion through the town.
- Sports club is currently being used as a dog walking park – Public Park needed around this area for this purpose and for parents to bring children.
- The environment needs to be greatly improved – need a town scheme for recycling and renewable energy – community group driven with council support.
- Need grant aid to have community wind turbine and energy saving scheme.
- Community centre should be for activities, classes etc for senior citizens.
- Sports clubs need pitches.
- Need listed buildings and conservation area enforced need policing of scheme where owners know what the procedure is.
- No name and address posted on planners website if conservation area building alterations are reported to them.
- A 1798 re-enactment should be done properly on windmill road every year at 2<sup>nd</sup> sat in June.
- Need a pedestrian walkway through Public Park to school instead of detour around town.
- Leisure Centre with indoor cricket facilities – As a member of Cricket club, having to travel to Lisburn and Ards for facilities.

- Disgrace that there is no recycling and community waste disposal site considering the number of people living in Saintfield.
- Public toilets.
- Vacant shops on Fairgreen an eyesore and waste of space.
- Retention of village character is essential.
- Traffic lights at Fairview junction and clamping and fine for people parking on double yellow lines.
- A joint project to include all schools in Saintfield.
- Car Park extended on back lands south.
- Historical significance of Saintfield in Irish History – should be recorded/highlighted somewhere.
- Traffic lights at square.
- Car Parking for Academy Primary School – there is going to be an accident / serious injury if not addressed immediately.
- Development of Site B will benefit all of the schools in the area and encourage a healthy lifestyle for all of the 1000+ children aged 4-16 in the area.
- Emphasis on Hockey/sports pitch, indoor and outdoor – full size.
- Acquire McRoberts house as a small museum – Tourist Information.
- War Memorial.
- Bypass
- Hotel, spa and community attractions, restaurants etc
- Possible sheltered accommodation.
- Café/coffee shop.
- Improved club facilities for older children.
- Use an existing vacant building for a community centre instead of building a new one.
- Community event notice board.



**Section 4 – Prioritising the Community Centre location**

- 4 Please identify in the table below how you would prioritise the following proposals as a community centre location (i.e. 1 = Highest Priority , 5 = Lower Priority):

| Ref      | Proposal                                     | Ranking |    |    |    |    |   |   |   |   |    |    |    |
|----------|--|---------|----|----|----|----|---|---|---|---|----|----|----|
|          |  | 1       | 2  | 3  | 4  | 5  | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| <b>A</b> | Town Hill site                               | 23      | 16 | 23 | 15 | 41 | 1 |   | 1 |   |    | 1  | 6  |
| <b>B</b> | Existing Sports Club Extension               | 185     | 38 | 5  | 5  | 10 | 1 | 1 | 1 |   |    | 1  |    |
| <b>C</b> | Saintfield Mill additional lands             | 16      | 68 | 26 | 16 | 17 | 1 | 1 |   |   |    | 1  |    |
| <b>D</b> | Saintfield High School land (football pitch) | 11      | 31 | 33 | 12 | 32 | 1 | 1 | 2 | 3 | 3  | 2  |    |
| <b>E</b> | Vacant building beside DRD car park          | 13      | 17 | 19 | 20 | 33 | 5 |   | 2 | 2 |    |    | 1  |
| <b>F</b> | Mushroom Farm                                | 13      | 16 | 23 | 26 | 27 | 2 | 3 | 1 |   | 3  | 1  | 1  |
| <b>G</b> | Ballycloughan Primary School site            | 6       | 3  | 14 | 9  | 43 |   |   |   |   | 5  | 7  | 5  |
| <b>H</b> | Back lands to south of Main street           | 9       | 10 | 27 | 19 | 32 | 7 | 2 |   | 2 |    |    |    |
| <b>I</b> | Lands adjacent to Shrewsbury Dale            | 2       | 3  | 20 | 8  | 35 |   | 1 | 4 | 5 | 6  | 3  | 2  |
| <b>J</b> | Windmill Road site                           | 4       | 16 | 21 | 12 | 18 | 1 | 2 | 7 | 1 | 2  | 1  | 2  |
| <b>K</b> | Lands on Ballynahinch Road                   | 5       | 9  | 17 | 12 | 37 | 2 | 3 | 1 | 4 | 4  | 3  | 1  |
| <b>L</b> | Station Road site                            | 4       | 21 | 21 | 19 | 26 | 2 | 7 | 3 | 4 |    |    |    |

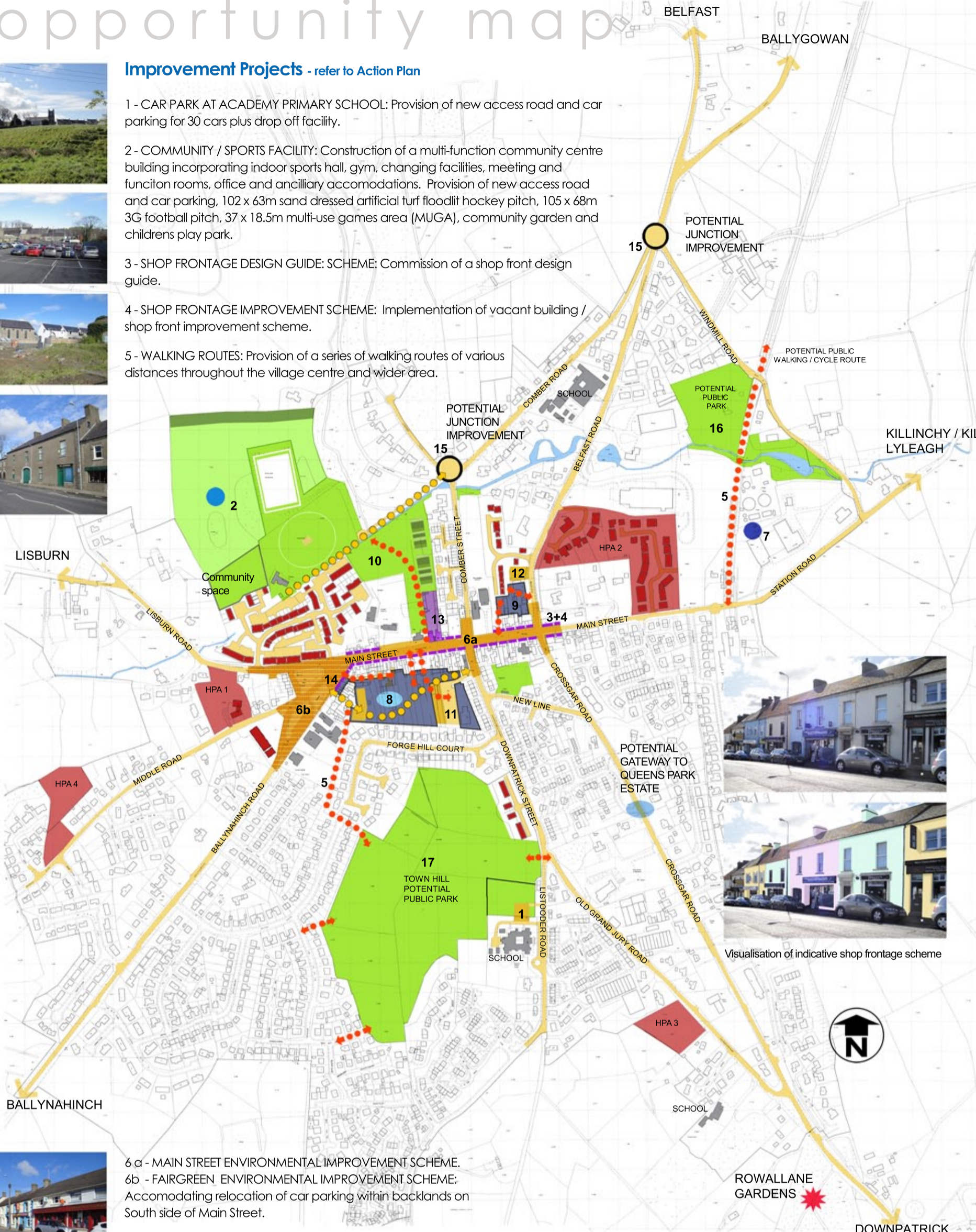
**Total responses received - 255**





**Improvement Projects - refer to Action Plan**

- 1 - CAR PARK AT ACADEMY PRIMARY SCHOOL: Provision of new access road and car parking for 30 cars plus drop off facility.
- 2 - COMMUNITY / SPORTS FACILITY: Construction of a multi-function community centre building incorporating indoor sports hall, gym, changing facilities, meeting and function rooms, office and ancillary accommodations. Provision of new access road and car parking, 102 x 63m sand dressed artificial turf floodlit hockey pitch, 105 x 68m 3G football pitch, 37 x 18.5m multi-use games area (MUGA), community garden and childrens play park.
- 3 - SHOP FRONTAGE DESIGN GUIDE: SCHEME: Commission of a shop front design guide.
- 4 - SHOP FRONTAGE IMPROVEMENT SCHEME: Implementation of vacant building / shop front improvement scheme.
- 5 - WALKING ROUTES: Provision of a series of walking routes of various distances throughout the village centre and wider area.



Visualisation of indicative shop frontage scheme



- 6a - MAIN STREET ENVIRONMENTAL IMPROVEMENT SCHEME.
- 6b - FAIRGREEN ENVIRONMENTAL IMPROVEMENT SCHEME: Accomodating relocation of car parking within backlands on South side of Main Street.
- 7 - CIVIC AMENITY / RECYCLING FACILITY.
- 8 - FOLD HOUSING DEVELOPMENT - MAIN ST BACKLANDS SOUTH.
- 9 - COMPLETION OF BELFAST ROAD RESIDENTIAL SITE.
- 10 - COMMUNITY PARK: Development of Main Street backlands North as park area / community allotments.
- 11 - CAR PARK EXTENSION: Extension of Downpatrick St car park into adjacent backland.
- 12 - CAR PARK: Car park at Belfast Road bus stop.
- 13 - TOURIST CENTRE / HUB: Development of McRoberts building as tourist centre / museum.
- 14 - VACANT UNITS: Develop vaant units at Fair Green.
- 15 - ROAD JUNCTION IMPROVEMENTS.
- 16 - PUBLIC PARK: Windmill Hill / Mill Pond public park.
- 17 - PUBLIC PARK: Town Hill Park.

|  |  |  |                                     |
|--|--|--|-------------------------------------|
|  | Green space  |  | Potential road junction improvement |
|  | New housing areas as identified in Ards and Down Area Plan 2015  |  | Potential civic amenity site        |
|  | Potential development sites  |  | Potential community centre site     |
|  | Recently completed development sites   |  | Public roads                        |
|  | Promote the re-use of vacant buildings   |  | Public buildings                    |
|  | Environmental improvement scheme: Potential to improve the existing character of Main St and Fair Green through changes to unify street furniture, street lighting and paving materials, and improved links to car parking and community facilities. |  | Existing visitor attractions        |
|  | Building frontage improvements to building frontages on Main St and The Square   |  |                                     |
|  | Potential vehicular access route   |  |                                     |
|  | Potential pedestrian access route  |  |                                     |

Approved this and the Urban Plan No. 100000  
 The Belfast City Council in 2015 in pursuance of the Planning and  
 Building Acts as amended and the Planning and Building (Amendment) Act  
 2015.

## 12 SELECTED PROJECTS

The community questionnaire responses provide strong support for a number of projects within Saintfield Village. The selected projects represent those projects which not only received the strongest level of support but are also achievable through accessing funding. Projects which require delivery by the private sector or are the responsibility of statutory agencies have not been addressed in detail, however they are included within the Action Plan as aspirations of the people of Saintfield. The five selected projects within this section are listed in order of priority based upon the level of support within the questionnaire responses.

### 12.1 Community/ Sports Centre

#### **(255 people wanted a new community & Sports facility of which 185 prioritised the location as an extension to the existing sports pitches – community questionnaire)**

Currently there is no actual community centre in Saintfield. At present the community activities take place in Church Halls, the Local Library and private houses. It is felt that these facilities are unsuitable for some of the activities being carried out by the community due to space limitations, a lack of modern facilities and availability. The census figures quoted previously show a high birth rate and high level of projected population growth for Saintfield, again illustrating the growing need for this facility.

Local support is highlighted by the fact that STRC has met with the local school principals who are very supportive of a joint sports hall, offering to bid for SEELB funding for this facility. STRC has also contacted the local sports clubs, Saintfield Cricket Club, Saintfield Hockey Club, Saintfield Ladies Hockey Club, Saintfield United FC, AYC FC and Darragh Cross GAC, all of which are supportive of cooperating towards new indoor and outdoor training areas and 2G and 3G match pitches. Sport NI are also supportive in principle of this type of inclusive community and recreation project and indicated it is the type of project they would be keen to support in the future when funding becomes available.

The residents of Saintfield have lobbied for a Community and Sports facility for a number of years. A feasibility study in 2009 proved the need for the new facility. In terms of sporting demand, the survey identified the percentage and number of sporting members within the Hockey (16%), cricket (14%), football (32%) and Ju-jitsu (13%) clubs, which totalled to circa 1,151 sporting members.

Regarding future demand the same survey identified a total of 18 community groups, representing over 2000 people who indicated an intention to use the proposed facilities. In addition a total of 10 sporting club representatives including Hockey, Football, Cricket and Ju-jitsu totalling 2018 users, indicated an intention to use the proposed facilities. The feasibility study noted that this illustrates a high potential usage for the proposed development. Darragh Cross GAA club have also expressed an interest in using the new facilities for training and junior match purposes. In total these clubs have circa 550 junior members between them. In addition, within the local schools there are over 1125 pupils (Saintfield High School, Academy Primary School, Millennium Primary School St Mary's Primary School and St Caolans Primary School)

There is a demonstrated need for Down District Council's intervention to provide new community and leisure facilities within Saintfield. This is based on the following consideration of the Assessment of Need:

- Socio Economic profile:
  - Saintfield has a population of over 3000 people and a wider rural catchment of 12,000
  - Population forecasts suggest a rise of 9% by 2023.
- Benefits of Sport and Leisure;
- Existing Community and Leisure Provisions in Saintfield;
- Current Sporting Demand;
- Constraints of current sporting provision;
- Current community Demand;
- Constraints of current community provision;
- Potential Demand; issues associated with proposed project;
- Benchmarking;
- Additionality and;
- Displacement.

The evidence from the 2009 survey has been backed up by the recent Village plan community consultation exercise which received overwhelming support for the proposal.

The proposed development is also in line with Down District Council’s Strategy for recreation and Community services 2009-2018. Their Vision is that;

“Recreation is a keystone to improving the quality of life for all our people through community empowerment, provision of facilities and lifelong education, resulting in better health, social inclusion and safer communities.“



Land abutting the current Saintfield sports grounds

More specifically, the vision for the Rowallane area is;

- A new community centre comprising of a four- court sports hall, a 40 station fitness suite, meeting rooms and a drop in café in Saintfield.
- The new community centre is a joint project with one of the schools in the town so that maximum community use is made of public funding. NB There are now two and possibly three local schools interested in a joint project.

- A floodlit 3G sports pitch, preferably beside the community centre with good changing facilities.

At a more strategic level support can also be found within the Sport NI document; Sport Matters – The Northern Ireland Strategy for Sport & Physical Recreation 2009-2019. The document outlines a broader Government commitment to sport and physical recreation which seeks to create,

“A culture of lifelong enjoyment and success in sport.”

The development would also be in line with government policies regarding;

- Benefits of increased participation in Sport and Leisure;
- Promotion of health and wellbeing;
- Improvement in the sporting infrastructure within Northern Ireland;
- Increased employment opportunities; and
- Development of a fully inclusive facility that has equality of access at its core, encouraging disabled, ethnic minority and economically disadvantaged groups to participate in and benefit from sports and leisure.

The community questionnaire provides overwhelming support for the new development to be situated adjacent to the existing Saintfield Cricket club and Hockey club pitches. A total of 185 people ranked the extension to the existing sports pitches as their number one site with a further 38 ranking it as their number two site. In addition to this there were also 108 people who provided written statements highlighting the need for the proposed sports / community facility. Of these people the majority highlighted the urgent need for the shale hockey pitch at the Saintfield sports grounds to be redeveloped as an astro turf Hockey pitch. (2G surface)

The diagram overleaf illustrates the form this development could take. The diagram is in line with Option 2 – Full scale option as outlined in the 2010 Economic Appraisal for new community and Leisure Facilities in Saintfield prepared by BDO.

Option 2 is detailed as;

- Four court sports hall with integral rebound walls and spectating option; NB: The possibility of funding for a four court hall exists through the South Eastern Education and Library Board
- 40 station size fitness suite including cardio and resistant equipment;
- One badminton court size meeting room suitable for up to 100 but can easily be split in half;
- Meeting room to accommodate 12 people;
- Entrance foyer suitable for community activities and exhibitions including a kitchen and small cafeteria space;
- Dry changing for four teams;
- The building to meet all current building regulations for sustainability;
- The building and equipment to be high quality and durable;
- Convert existing shale pitch into 3G.

The recent Integrated development Plan public consultation places the highest priority on updating the shale hockey pitch at the Demesne a to sand dressed artificial turf Hockey pitch and that this now has a higher priority than the recommendation in the BDO report to upgrade the shale pitch to 3G.

As Darragh Cross GAA have a need for a 3G pitch for junior matches and as Saintfield United predict a future need for more than one soccer pitch, one option that should be considered is to have two 3G soccer pitches side by side with a GAA pitch running across both soccer pitches.



Indicative layout of new community and sports facility

It will be vital that the new community/ sports development is well linked to the Main Street of Saintfield. Clear pedestrian links should be provided to encourage people to use the facilities and play park and also to provide a link with new car parking which could be used to supplement the existing spaces within the Village.

The illustration above shows two pitches, one 102 X 63M artificial sand dressed turf Hockey pitch and the second pitch as a 105x 68 m artificial 3G pitch. The 3G soccer pitch can also be used for GAA training and junior matches.

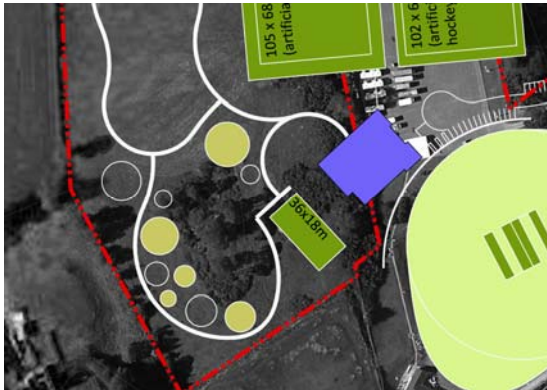
The illustration also allows for redevelopment of the Cricket pitch, lengthening the straight boundaries to bring it into line with International Cricket ground requirements.

**12.2 Children’s play park**

**(231 people were in favour of a new play park within Saintfield – community questionnaire)**

The Village Plan consultation exercise highlighted a need for play facilities for children in Saintfield. There are a number of potential play park locations within the Village. The Town Hill, Windmill Road and the back lands to the North of Main Street were all identified. While these would be suitable locations, the STRC’s preferred site for a new play park would be adjacent to the new Community Centre building. The new park would cater for both the younger and older age groups with the added security of being located beside the new community facilities and sports pitches. Locating the new park beside the community centre would also provide a play facility for the whole Village to use.

Written comments provided within the community questionnaires highlighted an urgent need for a safe play area which caters for all age groups within Saintfield. A number of people highlighted that this facility should be provided alongside the new community centre.



Indicative park layout

**12.3 Shop Front Improvement Scheme**

**(217 people liked the proposal – community questionnaire)**

Saintfield’s conservation area status is one of its greatest assets. In an increasingly competitive retail market the townscape and environmental quality of a village provides an added advantage and draw to both shoppers and tourists.

Saintfield’s overall appearance is currently adversely affected by shop fronts and signage which are not in keeping with the Village’s Conservation Area status. Although the Planning Service document ‘Saintfield Conservation Area’ does address shop fronts, it is recommended that a more detailed shop front design guide should be produced for the Village.

The questionnaire responses from the consultation exercise placed a shop front improvement scheme as the number three priority for Saintfield. A programme for the removal of below standard signage is recommended. New signage and shop fronts should closely follow the guidance set out in both the Planning Service document and any future shop front design guide.

The identification of zones or blocks within the village which would benefit most from this scheme should be identified by the implementation team in order to achieve the greatest visual impact.

**Before**



**After**



Visualisation of indicative shop frontage scheme



### **General principles of good design**

The quality and extent of shops and advertisements can significantly affect the character and appearance of an area.

The continued use of traditional materials and designs will be encouraged. New shop fronts should incorporate as many traditional components as possible.

Box-lit fascias will not normally be acceptable and internal illumination should be avoided.

Any alterations to shops which are listed buildings require skill and care in order to avoid damage to historic structures and to ensure that any additions are in keeping with other parts of the building. Any changes should respect the character of the building and its setting. Most work will require Listed Building Consent.

The elements to be addressed when dealing with shop fronts which reflect the village's conservation status are;

- Respectful of the scale and proportion of the host building;
- Fascias which are in scale with the shop window and proportions of the building itself;
- Finish of doors;
- Suitably framed windows;
- Provision of plinths or stall- risers;
- Sensitively sited/ coloured shutters, grilles and awnings (if necessary)
- Traditional advertising and shop fronts illuminated discreetly

## **12.4**

### **Main Street and Fair Green Environmental Improvement Scheme**

#### **(173 people liked the proposal – community questionnaire)**

Saintfield has had no major public realm investment in recent years and as a result the roads and footpaths are in a poor state of repair and not befitting a conservation area. An Environmental Improvement scheme on Main street and Fair Green would make a significant difference to the appearance of the Village and have a major impact on the footfall in the Village, thus increasing spend and encouraging residents and retailers to invest further in the appearance of their building.

Preliminary EI scheme design proposals.



Approved Planning Application ref: R/2011/0291/F for The Square, Saintfield.





Main Street, Saintfield

The improvements to Main Street and Fair Green will incorporate various objectives to be determined through consultation with the local community, traders and statutory agencies. The key aims of the scheme will be to create a unique sense of place in the context of Saintfield's rich history; to preserve and highlight the local built character and encourage investment in existing and vacant retail outlets; to improve the overall environmental quality of the village centre by day and by night; to promote pedestrian circulation within the village core and develop a robust strategy towards car parking and delivery vehicle loading.

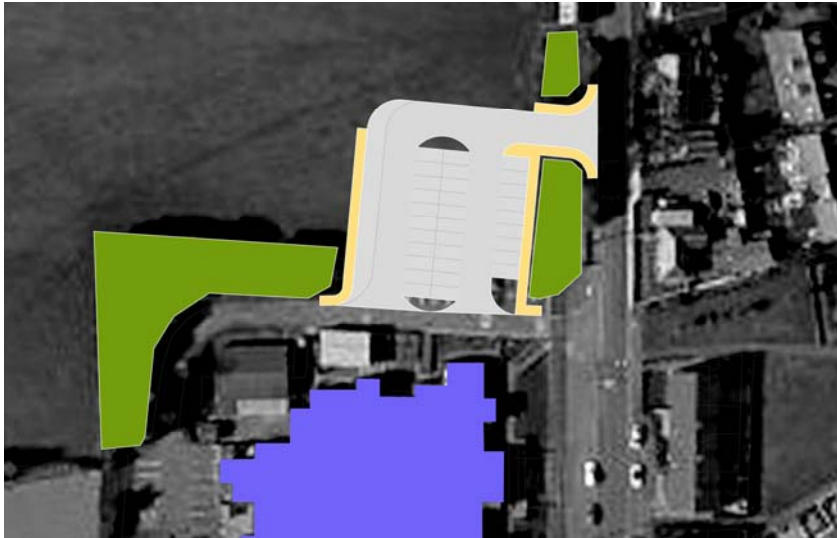


Fair Green, Saintfield



**12.5 Car Park at Academy Primary School****(158 people liked the proposal – community questionnaire)**

The consultation exercise identified a serious health and safety risk, caused by traffic and insufficient parking at the Academy Primary School, Listooder Road. The Village plan proposes that a larger drop off and new car parking should be provided beside the primary School. The new car park would cater for an additional 30 cars as well as drop off facilities.



Proposed new car park/ drop off at Academy Primary School

**13 ACTION PLAN**

| Project  | Priority level/<br>timeframe | Delivery bodies          | Funding streams     | Indicative costs   | Level of Support<br>(through<br>questionnaire)   |
|--|------------------------------|--------------------------|---------------------|--|--|
| Community/ Sports facility & play park   | High                         | STRC, DCAL, PS, RS, SNI  | RDP, SNI, DDC, SLF  | £2.3m – Ballymotte model. £1m pitches, 500,000 playpark in addition to land acquisition. | 255 people were in favour with 185 ranking the sports club extension as number one priority. |
| Develop a shop front design guide  | High                         | STRC NIEA, PS, DDC       | NIEA, PS, HLF       | £10,000  | Recommendation of this report  |
| Vacant building/ Shop front Improvement scheme   | High                         | STRC, DDC, PS, NIEA      | DDC, RDP, HLF       | £200,000   | 217 people liked this proposal   |
| Main Street and Fair Green EI scheme   | High/<br>medium              | STRC, DDC, RS, PS        | DDC, RDP            | £2.5m  | 173 people liked this proposal   |
| Car Park at Academy primary school   | High                         | STRC, SEELB              | SEELB               | 90,000 in addition to land purchase  | 158 people liked this proposal   |
| Develop Saintfield walking routes – Developing existing “Walk Around Saintfield” guide | High/<br>Medium              | STRC, DCAL, NITB, DDC    | RDP, DDC            | £30,000  | Recommendation of this report  |
| Civic amenity/ recycling facility  | Medium                       | STRC, DDC                | DDC                 | £220,000   | 158 people liked this proposal   |
| Fold Housing development –Main St back lands south                                     | Medium                       | STRC, Priv, NIHE         | NIHE, Priv          | N/A  | 147 people liked this proposal   |
| Complete development of Belfast Road residential site                                  | Medium                       | Priv                     | Priv                | N/A  | 116 people liked this proposal   |
| Development of Main Street backlands North as Park area/ community allotments          | Medium                       | STRC, DDC                | Lot, DCAL, RDP,     | £450,000   | 160 people liked this proposal   |
| Extension of Downpatrick Street car park into Main Street backlands South              | Medium                       | STRC, RS.                | RS                  | £140,000   | Recommendation of this report  |
| Car park at Belfast Road bus stop  | Medium                       | STRC, NITHC, RS          | NITHC               | £45,000  | Highlighted in questionnaire comments  |
| Development of McRoberts building as museum/ tourist hub                               | Medium                       | STRC, NITB, DDC, PS NIEA | Lot, DCAL, HLF, RDP | £250,000   | Highlighted in community questionnaire   |
| Develop vacant units at Fair Green   | Medium                       | STRC, Priv               | Priv, HLF, RDP      | unknown  | Recommendation of this report  |
| Road junction improvements   | Medium                       | STRC, RS                 | RS                  | unknown  | 155 people liked this proposal   |

|                                      |      |                 |          |          |                                |
|--------------------------------------|------|-----------------|----------|----------|--------------------------------|
| Windmill Hill/ Mill Pond public park | Long | STRC, DDC, DCAL | DDC, RDP | £850,000 | 92 people liked this proposal  |
| Town Hill Town Park                  | Long | STRC, DDC, DCAL | DDC, RDP | £450,000 | 139 people liked this proposal |

It will be the responsibility of STRC and the Rowallane Councillors to prepare a realistic timetable for the development of the identified projects.

|       |  |
|-------|--|
| STRC  | Saintfield Town Regeneration Committee     |
| DDC   | Down District Council                      |
| NITB  | Northern Ireland Tourist Board             |
| Priv  | Private sector                             |
| 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                |
| SEELB | South Eastern Education and Library Board  |
| SNI   | Sport Northern Ireland                     |
| RDP   | Rural Development Programme                |
| SLF   | Sports Lottery funding                     |
| HLF   | Heritage Lottery funding                   |
| BLF   | Big lottery funding                        |
| NITHC | Northern Ireland Transport Holding Company |

## 14 IMPLEMENTATION STRATEGY

The Saintfield Town Regeneration Committee (STRC) was formed and constituted in early 2006. It was the result of an amalgamation of the Saintfield Town Committee, which had been in existence for many years, and the Saintfield Regeneration Committee which had been formed in 2004 for the specific purpose of identifying the issues and producing and implementing a plan for the regeneration of the village. In addition the Saintfield Community Estates Partnership is also active within Saintfield.

Implementing the Village Plan and sourcing future funding will require all community and sports groups to work together with everyone pulling resources together for the greater good. It is important that all groups are aware of each other's plans, timescales and priorities to avoid competing against each other for scarce funding opportunities. The following principles should be followed in defining the most appropriate delivery structure;

- Build upon existing structures and successes;
- Access the required resources;
- Be Inclusive and;
- Be sustainable

The Saintfield Town Regeneration Committee should take the lead in delivery and ensure that other bodies at least given the opportunity to contribute through representatives meeting with them on a regular basis.

The projects identified within the Village plan should also be assigned to specific implementation groups or sub committees.

The sub committee structure which is already in place within the STRC would appear to be well suited to this process. The existing sub committees are follows;

- Infrastructure
- Community/ Sports facility
- Fundraising
- Events/ festivals
- Communication

Appropriate projects will be assigned to these committees who will then report back regularly on progress to the overall Saintfield Town Regeneration Committee. These committees should be supplemented by representatives from statutory agencies where necessary as well as ensuring political support is maintained through a 'Champion', ideally an MLA or the local MP.

Moving forward it is important to recognize the importance of realistic targets, a strategic and sustainable plan for Saintfield and delivering tangible changes regularly over a period of time which future proofs and builds on the assets of Saintfield.

**CONCLUSION**

As highlighted by its Conservation Area status, Saintfield has a strong base from which to develop. The Village Plan seeks to improve and regenerate the assets which are already in place. This is illustrated by the selected proposals for a shop front improvement scheme and Environmental Improvement scheme on Main Street. The assets of the buildings and the street structure are already there, they simply require more care and preservation to help realise Saintfield's potential.

With some targeted investment it is possible to highlight and build on the Village's conservation area status, creating the highest quality environment within the Village centre to draw in visitors, shoppers and investors.

This vision is strongly supported by the results of the community questionnaire. The exceptionally high number of people who responded to the questionnaire within a one week period and the number who identified shop front improvements, an environmental improvement and a new community/ sports facility clearly shows the pride and community spirit which exists in Saintfield. With such a high level of interest generated it is now vital that improvements do take place and that a new community and sports facility is delivered. The STRC expect that Down District Council take into account the demonstrable needs and expectations of the people of Saintfield when future capital expenditure throughout the district is being allocated.

The 2009 and 2010 Economic Appraisals provide further backing for a community/ sports facility within Saintfield. Both reports concluded that there is a need for the facilities and identified a full scale development option as the most appropriate option to cater for this need.

The 108 people who provided written statements of support for the community and sports facility all highlighted the current lack of modern facilities and the high level of need. Clearly the existing shale Hockey pitch is no longer up to standard and is unsuitable for league hockey. From a sporting perspective Saintfield urgently need an upgrade in pitches in order to provide for the larger number of people who want to play sport in the village, including circa 1125 school pupils and circa 550 junior sports club members. With government policy encouraging sport in the community in order to promote healthier lifestyles this can be seen not as a luxury but as a necessity for the Village. Saintfield has suffered from a lack of investment in its sporting and community infrastructure and now is the time for this to be addressed.

This Integrated development plan, through community consultation, highlights not only the need but where the community would like this facility to be located – as an extension to the existing sports club. The delivery of facilities in this location will provide the new sporting and community hub for Saintfield which is so badly needed. The implementation team must now continue to lobby for its delivery.