

Ballyhornan

Village Renewal and Development Plan

Addendum and Updated Action Plan: November 2017

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



**Mourne,
Gullion &
Lecale**
Rural Development
Partnership



Comhairle Ceantair
**an Iúir, Mhúrn
agus an Dúin**
**Newry, Mourne
and Down**
District Council

ARUP

1. Introduction

The Ballyhornan Integrated Development Plan (Village Plan) was initially produced for Ballyhornan in 2012. This has now been reviewed and updated by the community in conjunction with Newry, Mourne and Down District Council. The review has taken the form of an addendum to the initial Integrated Development Plan (2012), and should be read in conjunction with it, and the Ballyhornan Environmental Improvement Action Plan 2014.

The addendum includes an updated Action Plan (see Section 2), which identifies which projects and initiatives have been implemented since the original plan was published and highlights projects which could be focused on over the next phase of implementation.

Ove Arup and Partners (Arup) was appointed as the consultancy team to facilitate the review and update of the Action Plan. This update has been facilitated by a stakeholder workshop. The outcome of this is an updated Action Plan which includes a range of projects and initiatives that we believe will have a real impact on the area.

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

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

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

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

2. Implementation

This plan is designed to improve the social and economic fabric of the area.

The Updated Action Plan provides an indication of the key tasks which need to be undertaken to progress specific projects. This often includes detailed scheme design, preparation of the business case and funding application, and in some cases further feasibility and analysis. The source of funding will often dictate the order in which tasks need to be undertaken, for example the Rural Development Programme expects all statutory consents to be placed before the funding application is submitted. There are potential sources of funding available for the projects and initiatives set out within this Village Renewal Plan. It is important to note that reference to potential funding is a guidance only. Other funding opportunities may become available during the lifetime of this plan, and all projects will be subject to appropriate eligibility checks, application and assessment procedures as set by each funding body.

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

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



Ballyhornan- Review of 2012 Action Plan

		Action substantially complete	2012 Action Plan				2017 Update			
		Ongoing								
		Major constraint to implementation								
		New Project								
Regeneration Initiative		Key Stakeholders	Priority	Time frame	Potential Funders	Progress @ November 2017	Priority H, M, L	Time frame	Actions	
1		COMMUNITY FACILITIES								
1.1	Development of opportunity site D: The removal of derelict properties to create a significant development zone for new housing to be built. (Lands to the north of Lismore Road - Refer to main Village Renewal and Development Plan document)	BRIG, Priv	H	S	RDP, Priv, NIHE, Sport NI	Limited progress to date. Area remain underutilised and in need of major redevelopment. Upgrading of unfit housing remains a very high priority for Ballyhornan. Recent planning application for social housing refused (June 2017). Application was previously passed. Planning for 3G facility granted permission (Oct. 2013). Community have resubmitted amended plans to change location for changing facilities to reduce level of costs.	H	S	Engage with NMDDC during the Local Development Plan process to revise settlement limits to enable the redevelopment of underutilised brownfield land. Policies which support the delivery of social housing should be encouraged. Engage with NIHE regarding the need for social housing in Ballyhornan. Continue to engage with NMDDC regarding the delivery of the 3G pitch.	
1.2	Development of opportunity site G (Farm buildings at Killard Road - the Refer to main Village Renewal and Development Plan document)	BRIG, Priv	H	S/M	Priv	No progress. Planning application yet to be submitted for development opportunity site G. Appears to be a farm which is in private ownership.	M	S/M	Liaise with landowner to establish any future plans for the site.	

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1.3		Reopen Tea Room / Shop	MSG, NMDDC	L	M	RDP	<ul style="list-style-type: none"> Ballyhornan's location on the coast and Ulster way provide opportunities to attract people to the village, however there is a lack of facilities. A small tea room / shop located near the car park, beach and play area would be a major asset for the village. Conduct scoping study to identify the most suitable site Implement proposals set out in the Environmental Improvement Action Plan 2014. Identify sources of funding to help the delivery of project 			
1.4		Community facility at former cable house for potential hostel / Café use.	BCDA, NMDDC, MSG	M	M	HLF, RDP	<ul style="list-style-type: none"> Explore feasibility of former cable house to cater for a project of such nature. Engage with wider community and key stakeholders to evaluate / discuss options further Explore potential funding avenues such as RDP and HLF to help develop project further Carry out a feasibility study to assess preferred option, seek necessary planning drawings, statutory approvals and funding. Mustard Seed Group seeking to purchase unit for development of project. 			
1.5		Safeguard yearly years' provision within Community	BDCA, BRIG, NMDDC, Sure Start, Early Years	H	S	RDP, NMDDC	<ul style="list-style-type: none"> Explore options to support the "Tiny Toons" early years facility within the community. Identify possible funding avenues to support facility. 			
2		ENVIRONMENTAL IMPROVEMENTS								
2.1		New village gateway welcome signs	BRIG, BDCA	M	S	RDP, TourismNI, NMDDC	The need for signage both at the gateways to the village and throughout the village was highlighted. This is particularly important given the layout of Ballyhornan with disjointed nodes of development.	H	S	Work in partnership with NMDDC to develop the design of unique signage for Ballyhornan.
2.2		Refurb street light columns & provision of hanging baskets & street tree planting	BRIG, BDCA DFI, NMDDC	M	M	Dfi, NMDDC, RDP	BRIG via Ballyhornan and District Community Association prepared an Environmental Improvement Action Plan 2014. This plan identified the following key projects:	H	S	The preparation of the Environmental Improvement Action Plan 2014 is an excellent step towards addressing some of the core issues in Ballyhornan. The next step is to work towards

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2.3	Refurb & landscape works to public footpath at 'The Lanes' entry	BRIG, BDCA DFI, NMDDC	M	M	Dfi, NMDDC	<ul style="list-style-type: none"> Walking /cycle paths, lighting and tree planting Village square Community garden and play area Upgrade existing housing New housing (affordable, social, private) Cable House; Control Tower, and stone barns Coastline and kiosks <p>The Action Plan proposed two Phases:</p> <ul style="list-style-type: none"> Phase 1 to include paths and access ways, including lighting and tree planting, community garden and play area at the Village Square and re-use of the stone barn, cable House building at an indicative cost in the region of £1million. Phase 2 included the upgrading of existing housing and the provision of approximately 100 new houses at an indicative cost in the region of £30million. <p>The Multi-Use Games Area has been granted planning permission. Land has been donated for the pitch and funding has been sought from Council and Community Infrastructure Fund.</p> <p>Floral / hanging baskets have been provided throughout the village in recent years.</p>			a funding application which will require further design work and preparation of the business case.
2.4	New tree and shrub planting to public park space adjacent to existing play area and MUGA	BRIG, BDCA DFI, NMDDC	M	M	NMDDC, RDP				
2.5	Provision of improved pavements throughout the settlement.	BRIG, BDCA DFI, NMDDC	M	M	Dfi, MDDC, DP				
2.6	Refurbishment of exterior of village Green public toilet building	BRIG, BDCA NMDDC	M	M	NMDDC, RDP	Project has not been implemented.	M	S	The project to remain in the village action plan.
2.7	Removal of old security fencing	BRIG, Priv	H	S	RDP, Priv	This action has been noted as an important issue in Ballyhorgan as it negatively impacts the appearance of the village. Unfortunately, progress has been constrained due to the land being in private ownership.	H	S	Engage with landowner and seek funding to carry out the project.

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2.8	Demolition of derelict properties	BRIG, Priv	H	S	RDP, Priv	<p>Residents noted that most properties are now in private ownership, therefore this action may no longer be viable.</p> <p>Costings have been prepared by Ciaran Mackle which also considered refurbishment.</p> <p>There is evidence of some properties being refurbished to a high standard within the village therefore restoration may be a viable option.</p> <p>This remains an important issue. See also Environmental Improvement Action Plan 2014 prepared by BRIG via Ballyhornan and District Community Association</p>	H	S	<p>Progress proposals set out in the Environmental Improvement Action Plan 2014</p> <p>Engage with DfC to establish the feasibility of a regeneration scheme to upgrade derelict properties.</p> <p>Engage with the Local Development Plan process to recognise the fundamental issues relating to housing and infrastructure in Ballyhornan.</p>	
2.9	Improve the entrance to the community centre by landscaping and tree planting.	BDCA	M	S	RDP NMDDC Live here, Love here	Identify funding sources and develop planting options.				
2.10	Improvements and restorations to beach	BDCA, NMDDC	M	S-M	NMDDC, RDP	<ul style="list-style-type: none"> Explore options to restore areas of the beach which have deteriorated Explore options to rejuvenate areas of beach within NMDDC ownership Engage with wider community and key stakeholders as to preferred / ideal options. 				
3	LEISURE AND RECREATION									
3.1	Refurbishment works to public access to beach	NMDDC	M	M	NMDDC, RDP	<p>The works to the access of the beach have not been carried out to date.</p> <p>It was suggested that projects 3.1 and 3.2 are consolidated into one project which aims to enhance this area.</p> <p>Pending Live Here / Love Here' Application.</p>	H	S	<p>Monitor progress on the Mourne and Strangford Lough Coastal Walking Path.</p> <p>Seek to develop an area at the beach as a key hub along the Coastal walking path.</p>	

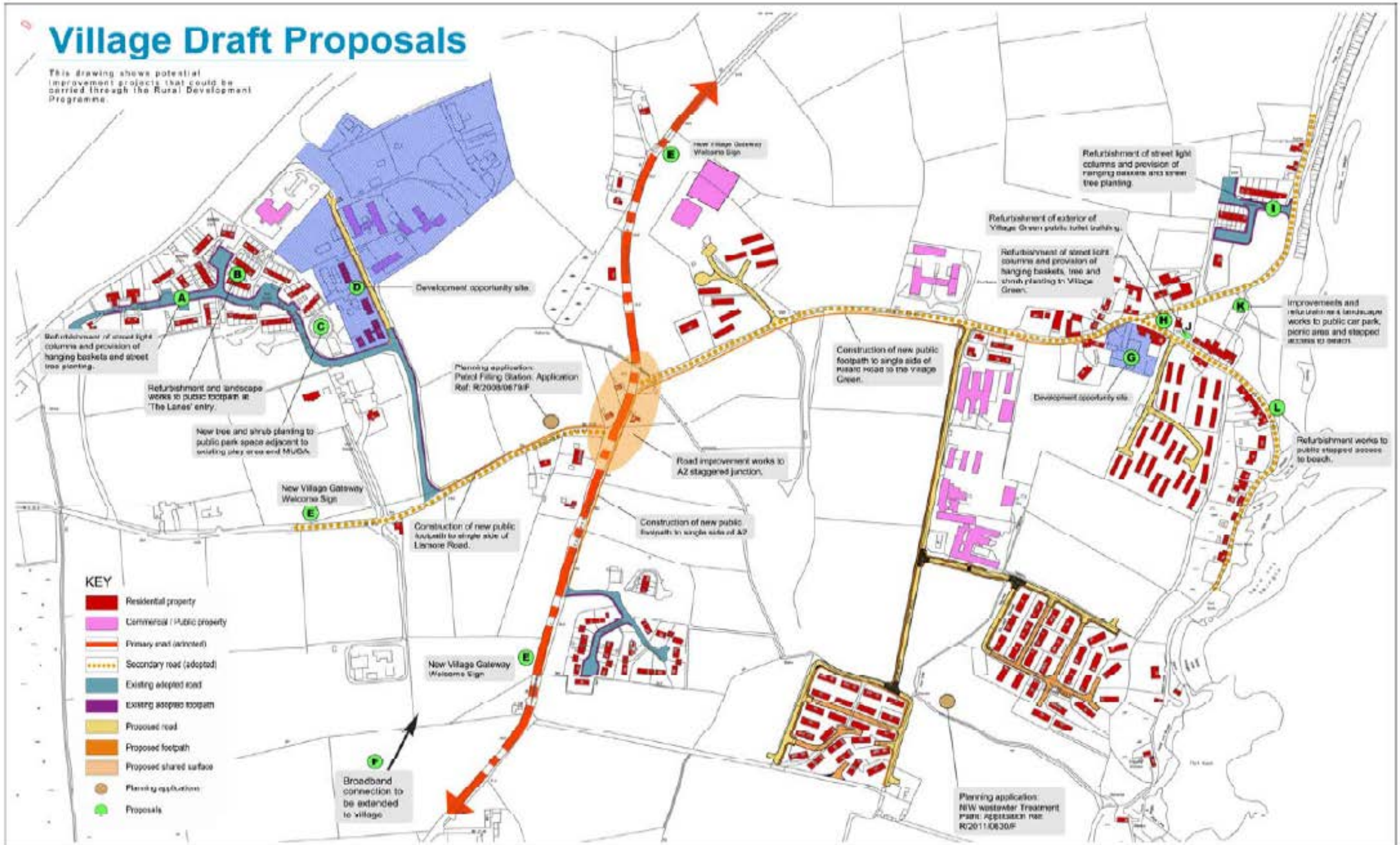
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3.2	Improvements and refurbishment of landscape works to public car park, picnic area and access to beach	NMDDC	M	M	DfI, NMDDC, RDP	<p>Opportunity to enhance the green space opposite the Car Park.</p> <p>NMDDC have recently carried out a study which explored the feasibility of a coastal path along the extent of the Newry, Mourne and Down coast. This would pass through Ballyhornan.</p>			Further develop aspirations to complete sand restoration (on council owned land).
3.3	Preparation of local tourism strategy to develop actions to facilitate cyclists & Ramblers throughout the village / Exploit link to Ulster Way	BDCA NMDDC	M	M	NMDDC	<ul style="list-style-type: none"> Engage with NMDDC to seek funding to develop the strategy in partnership with other key stakeholders. Monitor progress on the Mourne and Strangford Lough Coastal Walking Path Ulster Way path is part of a wider pathway network Mustard Seed Group seeking to buy old cable building for hostel / café. Work in partnership with Strangford Lough and Lecale Partnership who have developed an Action Plan for the area. Engage with relevant bodies to discuss plans for the coastal area. 			
3.4	Upgrade of play park at beach as tourist / recreational area.	BDCA, NMDDC, ORNI,	M-H	S-M	RDP, NMDDC	<ul style="list-style-type: none"> Explore options to upgrade play park at beach as potential tourist / recreational space Engage further with wider community and key stakeholders as to potential ideas, options and / or potential project for the area. Explore the feasibility for each option and discuss / collaborate further with community and key stakeholders. Seek necessary statutory approvals and explore potential funding avenues. 			
3.5	Provision of replacement equipment at Bishopscourt play area.	BDCA, NMDDC, ORNI, BRIG	M	S-M	RDP, NMDDC	<ul style="list-style-type: none"> Explore options to improve play facilities / equipment at Bishopscourt Engage further with wider community and key stakeholders as to potential ideas and options for improvement of play equipment. Explore the feasibility for each option and discuss / collaborate further with community and key stakeholders. Seek necessary statutory approvals and explore potential funding avenues. 			
4	INFRASTRUCTURE AND SERVICES								
4.1	Broadband connection extended to the village	BDCA, NMDDC	H	S	RDP, NMDDC	Community noted that Broadband has been improved in recent years with Fibre Optic now being available.	M	S-L	Continue to explore opportunities to improve connections.

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4.2	The provision of basic infrastructure including footpaths and street lighting. Opportunity to create secondary walking routes via existing Public Rights of Way	NMDDC DfI, BRIG, BDCA	H	S	DfI NMDDC NI Water	<ul style="list-style-type: none"> Community noted that several Departmental Ministers have visited Ballyhornan in the past however plans did not progress. The provision of basic services in Ballyhornan must be a high priority for all government departments. Footpaths – in the short term there is an opportunity to develop secondary walking routes which link the various parts of the village. Lighting will be an important consideration. It has been suggested that this can be achieved by using existing public rights of way and that private landowners may not pose a significant constraint. A detailed feasibility study should be undertaken. Implementation of projects and initiatives set out in the Environmental Improvement Action Plan 2014 Engage with NMDDC from BRIG and BDCA. 			
4.3	Adoption of roads within the village	DfI, BRIG, BDCA	H	S	DfI	<ul style="list-style-type: none"> This is crucial as many roads and streets remain in private ownership and continue to fall into disrepair. Continue to engage with DfI to highlight this issue and seek the roads to be improved and adopted by DfI. Killard Drive a key road to be adopted within the settlement. Discussion and engagement with statutory bodies through BRIG. 			
4.4	Upgrade of the Sewage Infrastructure	NI Water	H	M	NI Water, DfI	<ul style="list-style-type: none"> Continue to engage with NMDDC and DfI to address the serious infrastructure deficits in Ballyhornan. Implementation of the Environmental Improvement Action Plan 2014. EU Bathing Water Status of surrounding beach area highlights urgent need to develop and further this project to avoid environmental issues in future. Assess feasibility of sewage to be piped to station at Ardtole. 			
4.5	Review the settlement development limits to create a more cohesive settlement	NMDDC, BRIG, BDCA	H	S	N/A	<ul style="list-style-type: none"> The village settlement limits will be reviewed as part of the Local Development Plan process, which provides a great opportunity to address major infrastructure deficits and provide the basis for Ballyhornan to become a fully functional village. This must be undertaken through close consultation with the community. Engage with key stakeholders during the development of the local development plan to ensure the unique quality of Ballyhornan is preserved to avoid future detrimental impact on the unique, rural and coastal setting. Discussion and engagement with statutory bodies through BRIG. 			

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4.6	Provision of additional footpath on council owned land between beach play park and former shop.	NMDDC, BDCA,	H	S	NMDDC, RDP	<ul style="list-style-type: none"> Explore options to provide additional path to improve connectivity between the beach play park and the former shop area. Engage further with wider community and key stakeholders as to potential / preferred options for the footpath i.e. preferred / ideal route. Carry out feasibility study to assess potential delivery of footpath and engage further with key stakeholders. Seek necessary statutory approvals and explore potential funding avenues if required. 			
Stakeholders and Potential Funders									
BDCA – Ballyhornan District Community Association BRIG - Ballyhornan Realm Interagency Group Priv - Private sector NIW – Northern Ireland Water Lot – Lottery funding DCAL – Department for Culture, Arts and leisure NIHE – Northern Ireland Housing Executive DfC – Department for Communities ARK – ARK Housing Association BRIG – Ballyhornan Realm Inter-Agency Group					DfI – Department for Infrastructure SNI – Sport Northern Ireland RDP – Rural Development Programme BLF- Big lottery funding NITHC – Northern Ireland Transport Holding Company NMDDC – Newry, Mourne and Down District Council TNI – Transport NI ORNI – Outdoor Recreation NI MSG – Mustard Seed Group				

Village Draft Proposals

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



- KEY**
- Residential property
 - Commercial / Public property
 - Primary road (adopted)
 - Secondary road (adopted)
 - Existing adopted road
 - Existing adopted footpath
 - Proposed road
 - Proposed footpath
 - Proposed shared surface
 - Planning applications
 - Proposals

<p>NOTES</p>	<p>PRFI IMINARY</p> <p>Down District Council</p>	<p>Ballyhorman Integrated Village Development Plan</p> <p>VILLAGE DRAFT PROPOSALS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Project Name</td> <td style="font-size: 8px;">Project No.</td> <td style="font-size: 8px;">Version</td> <td style="font-size: 8px;">Author</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">Project No.</td> <td style="font-size: 8px;">Project No.</td> <td style="font-size: 8px;">Project No.</td> <td style="font-size: 8px;">Project No.</td> <td style="font-size: 8px;">Project No.</td> </tr> </table> <p style="font-size: 8px;">URS Infrastructure & Environment UK Limited 47062786 - 100</p>	Project Name	Project No.	Version	Author	Date	Project No.	Project No.	Project No.	Project No.	Project No.
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Figure 1 Ballyhorman Village Plan 2012