

Strangford

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.



ARUP

1. Introduction

The Strangford Integrated Plan (Village Plan) was initially produced 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 Village Plan and should be read in conjunction with it. 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 in place before the funding application is submitted. There are potential sources of funding available for the projects and initiatives set out within this Village Renewal Plan. It is important to note that reference to potential funding is a guidance only. Other funding opportunities may become available during the lifetime of this plan, and all projects will be subject to appropriate eligibility checks, application and assessment procedures as set by each funding body.

The 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.



3. Strangford- Review of 2012 Action Plan

	Action substantially complete / situation has improved	2012 Action Plan			2017 Update			
	Ongoing / no change							
	Major constraint to implementation / situation has got worse							
	New Project							
Regeneration Initiative	Key Stakeholders	Time frame	Potential Funders	Progress @ Nov 2017	Priority H, M, L	Time frame	Actions	
1. REORGANISED HARBOUR FRONT								
1.1	Harbour Stakeholder Forum	SCA, SCRC, SFC, DFI, NMDDC, CDRCN	S	N/A	No progress to date.	M-H	M	The harbour continues to be of interest to many within the community. Indeed, several new actions relating to the harbour were identified during the review of the 2012 Village Plan. Continue to investigate setting up a stakeholder forum.
1.2	Reorganised Ferry Terminal Operations							
	a. Modernised Ticket System	Dfl	S	N/A	<u>Ticket System</u> Whilst some improvements have taken place community feel that further modernisation is required, i.e. electronic payment facility, better management of bulk purchase tickets <u>Slipway</u> Existing slipway was renovated in 2016/17, however a need exists for a new slipway on the opposite side of the terminal building to service the queuing area <u>Car park</u> 2 nd Queuing lane has been introduced. Requirement to work with TNI to ensure appropriate staffing in place to manage usage of the queuing lane. Collaboration required with TNI regarding frequency of 2 fairies being operational. <u>Bridge</u>	N/A	N/A	Engage with relevant stakeholder in relation to feasibility for a smart ticketing system within Strangford. Seek funding for project and seek installation.
	b. Relocated slipway	Dfl	S	N/A				
	c. Car park holding area	Dfl	S	N/A				
	d. Construction of vehicular bridge	Dfl	M	N/A				

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					No Progress however any future development should consider impact from rising sea levels / flooding				
	1.3	Development of a publicly accessible pontoon at Quay	NMDDC, SCA	S	NMDDC	Delivered by SCA via RDP DRAP funding. Currently running three pontoons.	N/A	N/A	N/A: Action Complete
	1.4	Enhanced public realm along harbour	NMDDC, SCA	S	NMDDC	<p>Harbour has been resurfaced. Several additional issues were identified, which are considered to have a negative impact on the use of the harbour:</p> <ol style="list-style-type: none"> 1. Rearrangement of car parking at Ferry Terminal to remove the informal car parking and replacement of bollards 2. Fencing on Slipway (Main road to ferry) - The fencing along the eastern side of the lower green (erected with support from RDP funding) should be replaced with a design which is more in keeping with the surroundings. 3. Lower Green – Gate for launching larger boats - The gate put in place at the south west (Quay Road) end of the lower green is not needed. Access for larger boats is required but there is no dropped kerb to facilitate this. 4. Position of Ferry Ramp – potential to relocate the ferry ramp to unlock space to develop the village for tourism purposes. 	H	S	The best method of addressing the issues identified is through a comprehensive public realm scheme in the harbour area. This would provide the opportunity to address the actions in an efficient way whilst enabling further consultation with the wider community. Funding opportunities for such a scheme should be explored and further thinking about what additional improvements could be included in a scheme of this nature.
	1.5	NMDDC Welcome Sign on the Ferry terminal wall.	NMDDC, TNI, SCA		NMDDC, TNI, RDP	<p>Potential to install a welcome sign on the wall of the ferry terminal, which would be in a visually prominent position.</p> <p>Suggestion that TNI have not been supportive of this idea in the past.</p>	L	S/M	<p>Engage further with TNI in relation to alternative signage options / alteration to location of signage.</p> <p>Ensure that design proposals prioritise visual prominence to</p>

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								strengthen its presence in welcoming ferry activity.	
2. Improved community facilities									
2.1	Strengthened representation on Strangford Community Association	SCA, Soccer Club, Gaelic Club, Over 50s, IHC, Mother & Toddlers, Play Links, St. Joseph's PTA, Camogie Club, SCAD, Youth Club, Cofl, Skiffy Rowing, SFC, Strangford Artists (new group), CDRCN	S	NMDDC	CDRCN is working with all groups in the village to establish active communications and partnership working. Potential creation of a Community Forum to act as an umbrella organisation for all groups in the area, improve communication between them and coordinate activities so that the village plan can be delivered via partnership approach. SCAD noted their willingness and ambition to work with other groups in the village.	H	S	Improve communication and relationships across all voluntary groups in the village. Explore the potential for the establishment of a Community Forum like the model used in Portaferry and/or engage in discussions about how to develop and expand SCAD Board to provide wider representation from across the village.	
2.2	Upgrade Inverbrena Hall								
	a. Internal renovations	IHC	S	RDP, NMDDC, DFC, IHC	Completed – new kitchen facilities installed. The heating system has been upgraded and solar panels installed.	N/A	N/A	Sound insulation needs upgraded. Renovations and improvements is an on-going process therefore requirements should be regularly monitored.	
	b. Improve exterior lighting	IHC	S	RDP, NMDDC, DFC, IHC	Noted that this would be good to have but not essential.	M	M	Potential to tie in with Action e below.	
	c. Installation of lift access	IHC	M	RDP, NMDDC, DFC, IHC	No progress to date, however noted that this is still an important issue. Disabled access required.	M	M	Monitor patiently funding sources	
	d. Extension and reconfigure entrance	IHC	M	RDP, NMDDC, DFC, IHC	Complete. Car parking spaces increased.	N/A	N/A	N/A: Action Complete	

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	e. High quality public realm	IHC	L	RDP, NMDDC, DFC, IHC	Some resurfacing works completed, but further public realm works required	L	L	Continue to explore possible funding sources and develop design. Consider the potential to improve exterior lighting (Action b)	
	f. Pedestrian connection to Shore Road	IHC	L	RDP, NMDDC, DFC, IHC	No progress to date.	M	L	Consider if this can be included within any future public realm scheme (Action e).	
2.3	Expanded health service provision	SCA, SEHSCT, CDRCN	M	RDP, SEHSCT	GP service has been reduced from 5 days per week to 2 hrs per week, therefore the service has declined. Prefabricated building has been replaced with new structure. Crucial to make the best use of existing facilities.	H	S	Commence discussions with key stakeholders regarding opportunities to improve GP provision in the area. Potential to reduce costs by offering space within community building, like Portavogie.	
2.4	Creation of new Business Incubator Units	SCA, NIEA	M	RDP, NIEA, Invest NI	No progress to date. There has been a loss of employment in the local area due to dismantling of the hydro turbine in the Lough. Important to encourage more young people to live and work in the village. Potential for temporary start up units like those installed at Queens Parade, Bangor. This would provide opportunities for creative industries to showcase and sell their products as there are internationally recognised designers/craftspeople in the village.	H	S	Undertake feasibility study to explore potential to develop business units in existing vacant buildings and sites, specifically targeted for arts, crafts and creative industries.	
2.5	Mixed use development opportunities	SCA, NIEA	M	RDP, NIHE, NIEA	Ongoing. Potential for Living Over the Shop (LOTS) scheme to support regeneration of vacant sites.	M-L	M	Undertake feasibility study to explore potential. Identify suitable sites for mixed use development in the village. Engage with landowners about redevelopment potential.	
2.6	Mixed tenure residential development opportunities	SCA, NIEA	M	RDP, NIHE, NIEA	Clanmil recently completed a development on Stella Mara St. Need for more social housing in Strangford. Affordability is a problem as house prices are extremely high in the village.	L	M	Engage with social housing providers to explore opportunities for social housing. Engage with landowners to identify suitable sites for both social and affordable housing.	

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								Engage with the Local Development Plan process to encourage the provision of mixed tenure residential units in future.	
2.7	Supported Primary School Provision	SCA, SEELB	S	RDP, SEELB	Ongoing.	H	S	No Change	
2.8	Enhanced sports facility at the Links area (3G Facility)	SCA, NMDDC, CDRCN	S/M	RDP, NMDDC, SNI	New play park has been provided. Plans ongoing for new 3G facility.	H	S/M	Continue to progress plans for the 3G provision. Liaise loosely with key stakeholders such as NMDDC.	
2.9	Strangford Presbyterian Church Renovation	CA, BPT, NIEA	M	RDP, BPT, NIEA	Building has been bought privately and it is understood that plans are progressing to provide a Bed and Breakfast.	M	M	Continue to encourage support for this scheme. Welcome addition to tourism accommodation in the area.	
2.10	Early Years/Pre-Nursery Provision	CA, PTA, Mother & Toddlers, CDRCN	S-M	OFMDFM	Project highlighted as a key service which has a high demand throughout the community.	H-M	S-M	Undertake feasibility study and business plan to include further assessment of need and demand for service	
3. ENHANCING THE PUBLIC REALM									
3.1	Vacant and Derelict Building Assessment	SCA, UAHS	S	RDP, UAHS, NIEA, NIHE	Two key sites (same owner) that remain derelict.	H	M	Engage in discussions with landowners of vacant sites about potential redevelopment opportunities.	
3.2	Village Centre Public Realm Works								
	a. Lower Green	SCA, NMDDC	S	NMDDC	Works at Lower Green have been completed. Some members of the community feel the design could be more in keeping with the conservation area.	H	M	Community to work closely with NMDDC during the delivery of any future public realm schemes to ensure the design is sensitive to the heritage of the village.	

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		b. Street Furniture	SCA, NMDDC	S	NMDDC	The community highlighted that benches and picnic tables installed within the Lower Green were unsuitable for older residents and visitors as they provided little in the form of back support. More appropriate seating and benches are required. The area also lacks family / group picnic tables.			Provision of more appropriate seating which accommodate all members of the community.
		c. Flood Alleviation Measures	SCA, DFI	M	DFI, NMDDC	Flooding and drainage continues to be a problem. Suggestion that public sewers are flooding because they are not being cleaned regularly.			Engage with the DfI to review flooding / drainage management measures in the area.
	3.3	Strangford Public Art Collection	SCA, ACNI, Strangford Artists	S/M	RDP, ACNI, NMDDC	Number of artists and craftspeople in the area who would like to explore potential for a facility to showcase arts and crafts in Strangford (linked to Action 2.4)	H	S/M	Explore feasibility of temporary units similar to those on Queens Parade, Bangor. Crucial to locate in an area where the footfall can sustain such businesses.
	3.4	Strangford Village Gateway Signage	SCA, NMDDC	S-M	DDC, DFI, Priv	3 new signs have been erected in the village.	N/A	N/A	N/A: Action Complete
	3.5	Potential alteration to design, layout and orientation of 'pocket park' to address community concerns.	Priv. landowner, NMDDC, SCA		Fund raising, NMDDC	Community concerns that the park obstructs residential amenity due to the loss of views and reduced levels of surveillance. Additionally, the park has limited provision for bus parking thus impacting upon traffic. Community understand that these concerns have been raised with NMDDC.	H	S/M	Continue to monitor the situation and liaise with NMDDC.
	3.6	Provision of recycling bins	NMDDC, SCA, TNI		NMDDC, TNI	The provision for recycling bins are much needed within the village, in particular around the dry dock. SCA have noted that NMDDC have negotiated with TNI in relation to licencing agreement to locate bins to original location.	M	S	Liaise with NMDDC and TNI in relation to status of licencing agreement and seek installation of recycling bins.

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3.7	Management of Lower Green	NMDDC, SCA		NMDDC, RDP, Fund Raising	SCA wish to explore the potential for the association to maintain and manage the lower green of behalf of NMDDC.	M	S/M	Continue to engage with NMDDC regarding the potential for this action.
4. TRAFFIC MANAGEMENT AND CALMING								
4.1	Traffic Calming Twenty's Plenty (St. Joseph's Primary School)	CA, DFI, PTA, NMDDC, CDRCN	S	Dfi, NMDDC	No progress to date. This remains an important issue throughout the village. A traffic survey is required to identify the areas of the village which are at greatest risk. Issue being addressed: 1. 20 mph zone at school required 2. Double yellow lines needed at upper green / castle street as bus access is currently obstructed. 3. Bus Stop at upper green (west of Pocket park) 4. Signage to clearly distinguish second queuing lane for ferry. 5. TNI aspire to acquire house opposite ferry terminal, however negotiations have halted. Update on TNI progress needed.	H	S	Continue engagement with Dfi to carry out traffic survey as a matter of urgency. From this appropriate traffic calming measures should be identified and implemented
5. FORMALISED NETWORK OF WALKING ROUTES								
5.1	Coastal walking and cycling path to Kilclief	SCA, NIEA, DFI, SLLP, NMDDC	M/L	RDP, NIEA, DFI, Priv, OCNi, NMDDC	Feasibility study carried out and planning permission achieved. SLLP is seeking funding for a Landscape Partnership Scheme to deliver AONB Action Plan (Objective 4: Develop sustainable access and outdoor recreation within the AONB).	H	M/L	Identify and engage in discussions with landowners. Work in partnership with Kilclief Residents Association who are also fully supportive of this project.

	Green	2012 Action Plan			2017 Update			
	Yellow							
	Red							
	Orange							
Regeneration Initiative	Key Stakeholders	Time frame	Potential Funders	Progress @ Nov 2017	Priority H, M, L	Time frame	Actions	
				Kilclief Residents Association is in the process of preparing a feasibility study to develop facilities adjacent to Kilclief Beach at the Castle. The plan is to acquire the site and provide much needed toilets, a cafe, bunk-house accommodation, a multifunction room for the community and an historical interpretive centre linking the 23 Lecale castles whose style is unique to Lecale.				
5.2	Strangford Village walking network							
	a. <i>Strangford Heritage Trail</i>	CA, NIEA, SLLP, CDRCN, NMDDC	S/M	RDP, NIEA, Priv	No progress to date. Potential to link in to SLLP AONB Action Plan and senior citizens walking group organised by CDRCN.	H	S/M	Seeking funding to undertake feasibility study into the development of walking paths in and around Strangford.
	b. <i>Castleward Bay Trail</i>	SCA, NIEA, SLLP, CDRCN, NMDDC	S/M	RDP, NIEA, Priv	The Mourne and Strangford Lough Coastal Walking Path Feasibility Study highlighted the opportunity to develop and promote Strangford and Portaferry as a joint visitor walking hub has the potential to become a key tourism demand generator.			
	c. <i>Black Causeway Trail</i>	SCA, NIEA, SLLP, CDRCN, NMDDC	S/M	RDP, NIEA, Priv				
	d. <i>Spur to the Links play and sports area</i>	SCA, NIEA, SLLP, CDRCN, NMDDC	S	RDP, NIEA, Priv				
5.3	Formalised entrance at My Ladies Walk	CA, NMDDC	S	NIEA	No progress to date. Sign has been placed at gates restricting access.	M	S	Engage with landowners to identify if this project is feasible.
5.4	Connecting Strangford Village to Down Coastal Path	SCA, NMDDC, SLLP, MHT		RDP, NMDDC	SCA wish to connect Strangford Village to the Down Coastal Path to enhance and improve the accessibility to the coastline and nearby settlements. SCA have submitted a planning application and funding application to progress this project.	M	M/L	Continue to monitor status of application and engage with NMDDC in relation to future delivery.
6. REDISCOVERED HERITAGE ASSET BASE & VISITOR PROVISION								

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6.1	Establish a Building Preservation Trust	SCA, NIEA	S	NIEA	Portaferry and Strangford Trust has been set up. Further awareness raising throughout the community would be beneficial.	M	S	Increase awareness of Portaferry and Strangford Trust.
6.2	Strangford Castle Project							
	a. Internal Improvements	SCA, NIEA, SLLP, NMDDC	M	RDP, NIEA, HLF	No progress to date. Suggestion that DfC may be disposing of assets like this in future. May provide an opportunity for the local community to take over the management of the site for a social / community venture. Kilclief Residents Association is in the process of creating a feasibility study to develop facilities adjacent to Kilclief Beach at the Castle. The plan is to acquire the site and provide much needed toilets, a cafe, bunk-house accommodation, a multifunction room for the community and an historical interpretive centre linking the 23 Lecale castles whose style is unique to Lecale. This would be the central hub for the EU beaches in Lecale.	H	S	Establish 'Castle Action Group' to develop better partnership working with local community on development of facilities. Liaise with Kilclief Residents Association to learn from their experience with the Kilclief Castle Project.
	b. Increased Community Use	SCA, NIEA, SLLP, NMDDC	S	RDP, NIEA, HLF				
	c. External up-lighting	SCA, NIEA, SLLP, NMDDC	S	RDP, NIEA, HLF				
	d. Tower House Pedestrian Link	SCA, NIEA, SLLP, NMDDC	M	RDP, NIEA, Priv, HLF				
6.3	Refurbishment of Orange Hall for community use	CA, NIEA, BPT	M/L	RDP, BPT, NIEA	No progress to date. Not thought to be high priority.	M-L	L	No Change
6.4	Community and Visitor Events Programme							
	a. Collaborative working forum for key tourism bodies	SCA, SFC, NIEA, NMDDC, SLLP	S	NMDDC	No progress to date. Suggestion that funding for events is published with short deadlines which makes it unfeasible for communities to organise local events. SCA Festival Committee have stated that the village requires support for festivals to facilitate a 12 /14-month tourism itinerary.	M	S	Develop schedule of events in partnership with NMDDC.

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					The Mourne and Strangford Lough Coastal Walking Path Feasibility Study highlighted the opportunity to develop and promote Strangford and Portaferry as a joint visitor walking hub has the potential to become a key tourism demand generator.			
	b. Lower Green Event Space	SCA, SFC, NMDDC	S	RDP, NMDDC	Work has been carried out, however it has been suggested that this was not to the satisfaction of the community. Power points should be added as an immediate action to accommodate local events.	H	S	Community to work closely with NMDDC during the delivery of any future public realm schemes to ensure the design is sensitive to the heritage of the village. Ensure that power points are installed to enable local events to be delivered. Explore options to install electrical charging points to support events within the space.
6.5	Cloghy Rocks visitor stopover site	NIEA, SCA	S/M	RDP, NIEA, NMDDC	No progress to date. Suggestion that this area could accommodate motorhomes / caravans.	M	S	Important to co-ordinate with complementary projects being progressed in Kilclief.
6.6	Development of a Heritage and Streetscape Design Guide for Strangford to guide future development in the area.	SLLP, NIEA, DFI, NMDDC, BPT		RDP, HLF, NIEA Challenge Fund	Requirement for guide to ensure that future developments are in keeping with the heritage of Strangford, and more sympathetic to the character of the conservation area. Opportunity to link with SLLP AONB Action Plan	M	S/M	Liaise with relevant statutory bodies regarding the development of a streetscape guide for Strangford. Consult with wider community and businesses to establish support for such an initiative.
6.7	Refurbishment of Church of Ireland Church Hall.	Priv. Landowner, Church of Ireland, SCA		RDP	Classes are having to move to other places due to parking issues. No disabled access to the building. Community have applied for refurbishment grants.	M	M-L	Undertake feasibility study to explore potential of refurbishing Church of Ireland Hall. Engage with wider community regarding requirements. Establish potential funding sources. Monitor status of funding application and continue efforts to refurbish the Church Hall.

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	6.8	Coordination and development of facilities for water based activities including rowing club	SRC, SLLP, NMDDC	RDP, NMDDC	The rowing club has grown significantly since 2012 and requires improved facilities.	H	S/M	<ul style="list-style-type: none"> • Identification of potential sites • Feasibility Study and detailed Design • Planning Approval 	

Stakeholders and Potential Funders	<p>IHC Inverbrena Hall Committee</p> <p>SCA Strangford Community Association</p> <p>SCAD Strangford Community Association Developments Ltd.</p> <p>SCRC Strangford Coastal Rowing Club</p> <p>SFC Strangford Festival Committee</p> <p>SLLP Strangford Lough and Lecale Partnership</p> <p>SNI Sport Northern Ireland</p>	<p>NIEA Northern Ireland Environment Agency</p> <p>NIHE Northern Ireland Housing Executive</p> <p>TNI Tourism Northern Ireland</p> <p>MDDC Newry, Mourne and Down District Council</p> <p>DAERA Department for Agriculture, Environment and Rural Affairs</p> <p>DFC Department for Communities</p> <p>DFI Department for Infrastructure</p>	<p>ORNI Outdoor Recreation NI</p> <p>Priv Private Sector</p> <p>ACNI Arts Council of Northern Ireland</p> <p>BPT Buildings Preservation Trust</p> <p>CA Community Association</p> <p>CDRCN County Down Rural Community Network</p> <p>HRN Heritage Trust Network</p>
	<p>SEELB South Eastern Education and Library Board</p> <p>SEHSCT South East Health and Social Care Trust</p> <p>UAHS Ulster Architectural Heritage Society</p> <p>PTA Parent Teachers Association</p>		