

"Looking to the Future"
Seaforde & District
Community Association

SEAFORDE

Integrated Vision and Action Plan

Seaforde Integrated Vision and Action Plan has been produced on behalf of Seaforde & District Community Association by The Paul Hogarth Company.

April 2013



"Looking to the Future"
Seaforde & District
Community Association

Northern Ireland
Housing Executive

the paul hogarth company





The Almshouses, Newcastle Road

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1 Introduction

During late 2012, the Seaforde District & Community Association (SDCA) saw the opportunity to undertake an integrated village plan for Seaforde. Having been successful in securing funding for the project, urban designers and landscape architects The Paul Hogarth Company was commissioned to take this plan forward. The project commenced in January 2013 and the final plan was produced in April 2013.

The Integrated Vision and Action Plan is a comprehensive document which identifies a range of deliverable initiatives to facilitate economic, environmental, physical and social improvements in Seaforde over the next 15 years. From herein the Seaforde Integrated Vision and Action Plan will be referred to as the 'Plan'. The commissioning of the Plan has been funded by the European Agricultural Fund for Rural Development (EAFRD), Europe investing in rural areas and the Northern Ireland Housing Executive. The Plan has been developed by The Paul Hogarth Company on behalf of SDCA and has been led by local stakeholders and the community.

Aerial view of Seaforde

1.1 WHY HAVE AN INTEGRATED VILLAGE PLAN?

The Seaforde Integrated Vision and Action Plan **sets out a clear vision** and maps out how the village can sustainably move forward in the future. **Comprising a strategic framework**, the plan builds on the areas strengths and distinctive qualities, whilst addressing those elements which are considered to undermine it. **Through a wide range of improvement projects** the plan balances physical, economical and social regeneration which cumulatively will address local need.

The development of this plan has been **shaped by a thorough analysis process** including a document review and site analysis, public consultation events and the gathering of information through the distribution of questionnaires.

The Plan enables **partnership and capacity building** within the community by consolidating existing and creating new working partnerships. Through the plan, **responsibilities are also placed on identified groups** in taking particular actions forward.

It also **opens ups opportunities for funding** by providing a central point of reference for future investment throughout the area, whether public sector, private sector or the community and voluntary sectors.

While the plan also includes an accompanying action plan, which assigns priorities and timescales to the improvement projects, this document **should not be treated as a finite blueprint for development.**

Instead it **should be viewed as a series of principles and concepts** that, if followed, will result in significant benefits for the area. Each project will require to be developed to a greater level of detail, including any preparatory technical studies, consultation with landowners, and where necessary, the securement of planning and other statutory approvals.

Nevertheless, while not a blueprint, the **phased delivery of the Plan must remain a priority** for the area to ensure its long-term social, physical and economic sustainability.

1.2 METHODOLOGY

This Plan has been developed through a series of key stages, providing opportunities to consult and work with the local community in Seaforde as well as statutory agencies to ensure that the final plan appropriately reflects the needs of the village. The process undertaken to produce this Plan is outlined below.

BASELINE AUDIT AND SITE APPRAISAL

From the outset of the project, it was essential that The Paul Hogarth Company was fully familiar with the strategic context of the area in order to gain an understanding of the ‘trajectory of change’ as well as its position in the wider area. To this end, a review of all available statistical information was undertaken alongside a series of site visits, desktop research and document review in order to establish a detailed profile of the area.

PUBLIC CONSULTATION

Both evening and day-time forums were held, which together with a ‘walk-about’ with members of the SDCA, allowed the team to meet with and gain feedback from a cross-section of people.

ANALYSIS CONCLUSIONS

This involved a review of all the information that was gathered from previous consultation, including notes from public open forums and questionnaire feedback. This information was analysed in order to establish a robust understanding of the existing strengths and factors that undermine the area, the wider strategic context and importantly how that ‘snap shot’ of today relates to trends over time.

DEVELOPING KEY AIMS

Based on the agreed Analysis conclusions, a range of aims were established that comprehensively addressed the emerging issues.

DRAFT INTEGRATED VISION AND ACTION PLAN

Based on the findings of the earlier stages of the project, a Draft Integrated Village Plan was developed. The aim of this plan was to strike a balance between being sufficiently visionary to capture people’s enthusiasm, whilst being pragmatic and deliverable.

STATUTORY CONSULTATION

Consultation was undertaken with Planning Service, Roads Service and Northern Ireland Environment Agency (NIEA) to ensure that proposals within the Plan complemented and took cognisance of existing plans, policies and initiatives.

DEVELOPMENT OF FINAL DOCUMENT

In the context of the feedback that was provided in relation to the draft Plan, the final Plan was then produced.

2 Baseline Audit - Area Profile

2.1 INTRODUCTION

To establish the aims and subsequent initiatives for the Action Plan, it is important to understand how the village functions and identify its qualities, needs and aspirations. Through the various methods of information gathering, including the public consultation process, a profile for Seaforde has been established, setting the context for the successful future development of the village.

The following sections provide a brief overview of the location and historic development of the village as well as a socio economic profile and planning policy review.

2.2 LOCATION

Seaforde is a small village in County Down located within the townland of Naghan between Ballynahinch and Newcastle. The village lies eight miles south of Ballynahinch, seven miles north of Newcastle and approximately twenty two miles south of Belfast.

The Plan study area largely focuses within the settlement development limit of Seaforde, as defined by the Department of the Environment (DOE) Planning Service. While the Plan is largely confined to this settlement development limit, a holistic approach has been taken whereby a number of identified projects listed within the Action Plan look beyond this limit to ensure that initiatives respond and relate to the wider hinterland.



Location Plan

2.3 HISTORIC DEVELOPMENT OF SEAFORDE

The village of Seaforde is named after the Forde family who descend from Nicholas Forde of Dunboyne County Meath. The village lands were purchased by Nicholas's fifth son Mathew Forde as part of a wider estate in Kinelarty County Down between 1615 and 1636. While Coolgreany in County Wexford was the principal seat of the Forde family during the 17th century, Seaforde became the family's principal place of residence following the Battle of the Boyne in 1690.

The Seaforde Estate is an 18th century designed landscape situated immediately north of the village and contains two lakes and panoramic views of the Mourne Mountains. The Demesne which today covers an area of some 1,000 acres, compared to the 20,106 acres during the Victorian era, is largely walled and contains Seaforde House an impressive neo-classical three storey building, where members of the Forde family still reside.



Seaforde village is the planned estate settlement of the Demesne bearing the same name. Clustered around the Church of Ireland (1720), the first recorded building, it was not until the mid-19th century that the settlement took on its present built form. In terms of architectural vernacular, the style is varied and includes examples of Greek Revival, Classical Georgian and Tudor Gothic Revival. Six almshouses were built by Colonel Mathew Forde MP in 1828 and were intended to house six elderly people and the village courthouse at one end. Designed in a Regency Tudor style, these properties are managed by the Hearth Housing Association.

The estate worker's houses in Main Street (6-12 16 and 18), once thatched cottages, were rebuilt by the Forde family around 1840 with slate roofs, tall Jacobethan chimney stacks and mullioned casement windows, as eight small houses, a smithy and a store.



Given the richness of Seaforde's historic past, it is important that proposals identified within the Plan aim to protect and enhance those qualities that have played a key role in the evolution of the village. Initiatives should also strive to raise awareness of Seaforde's historic significance to ensure a surviving legacy for future generations.

2.4 SEAFORDE TODAY

Seaforde's built form has largely remained intact to this day, comprising one principal street namely Newcastle Road, from which the secondary Main Street branches off at right angles. A number of residential estates have been built in recent years which have increased the population of the village. New housing along Main Street and the adjoining Naghan Court, Demesne Court and Forde Way, has resulted in a notable expansion westwards towards Manse Road. Similarly Pinewoods residential estate along Seaforde Road has provided an additional twenty eight homes along the east of the village, the majority of which are single family dwellings. Both the Young Farmers' Hall and the Mulberry Tree Restaurant have taken on the mantle of village community spaces, while both churches continue to address the pastoral needs of the community in addition to catering for both formal and informal events.

2.5 SOCIO ECONOMIC PROFILE

The Northern Ireland Neighbourhood Information Service (NINIS) contains Census 2011 Population Statistics for Seaforde Ward. The extent of Seaforde Ward, which includes the neighbouring village of Clough and surrounding hinterland, is shown below. On Census Day (27 March 2011) the usually resident population of Seaforde Ward was 3,001 which accounted for 0.17% of the NI total. Additional information obtained for Seaforde Ward includes;

- A total of 2,980 people (99.3% of the usually resident population) living in 1,073 households;
- The average household size was 2.78 persons;
- 21.13% of pop were aged under 16 years old;
- 14.16% were aged 65 and over;
- 39 years was the average median age;
- 55.75% belong to or brought up as Catholic;
- 39.15% belong to or brought up as Protestant;

- 80.62% of households were owner occupied;
- 10.44% did not have access to a car or van;
- 25.77% had a degree or higher qualification.

While the Seaforde Ward ranks as one of the least deprived in relation to income, employment, health and education, it has been classified as highly deprived in terms of its proximity to services (ranked 69 out of 582). This is therefore a key consideration in the formulation of overarching aims and projects within the Plan.



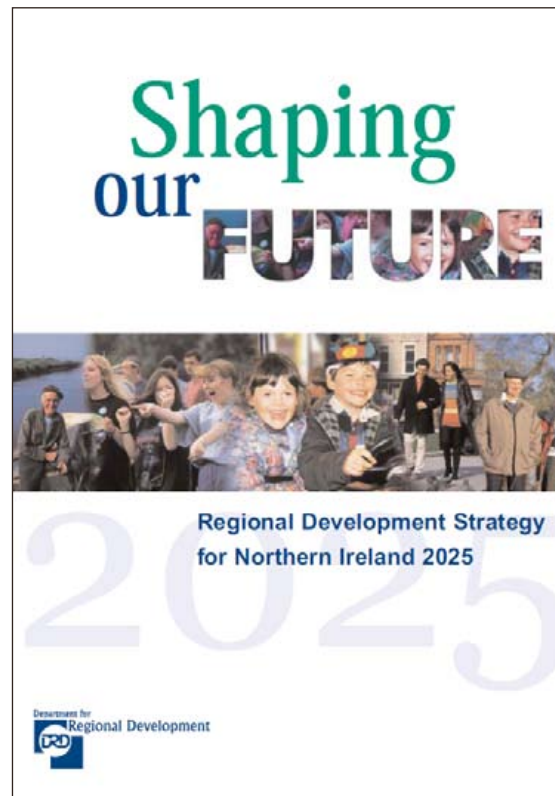
Seaforde Ward

2.6 POLICY REVIEW

REGIONAL DEVELOPMENT STRATEGY 2025

‘Shaping Our Future’ is a Strategy to guide the future development of NI to 2025 and help meet the needs of a fast growing Region. The vision is to create an outward-looking, dynamic and liveable Region and to sustain a high quality of life for all. The RDS recognises the important contribution that villages make to the long-term development of NI. Not only in their uniqueness as a location for residents and as tourist destinations, but their potential to attract smaller scale direct investment.

It is therefore crucial that proposals contained within the Plan do their utmost to make Seaforde a better place in which to live, visit and conduct business, while promoting opportunities to create and sustain new diverse indigenous enterprises.



ARDS AND DOWN AREA PLAN 2015

Seaforde sits within Down District Council and is designated as a small settlement. A settlement limit has been designated around the village to protect the landscape setting provided by the demesne lands, important trees and church, which prevent further linear expansion along public roads.

Three Local Landscape Policy Areas (LLPA) exist within Seaforde Village, identified as follows:

LLPA 1 Seaforde Demesne

- Historic walled 17th century demesne;
- Distinctive landscape setting;
- Attractive mature tree belts.

LLPA 2 Seaforde Parish Church and environs

- Listed church and its surrounding setting;
- Highly visible spire which is a local landmark;
- Elevated site slightly detached from settlement.

2.6 POLICY REVIEW

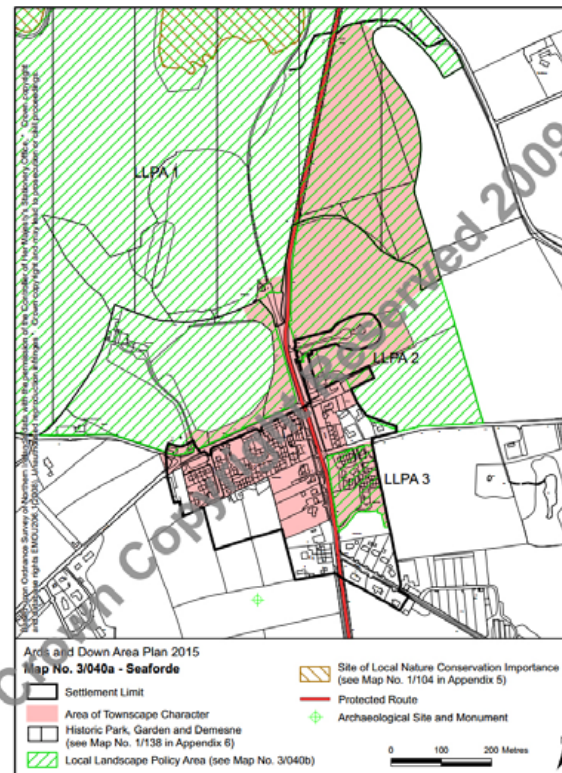
LLPA 3 Naghan Lodge and grounds

- Locally important dwelling in mature grounds;
- Attractive stone walls contribute to character.

Area of Townscape Character

An Area of Townscape Character has been designated within Seaforde in accordance with Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage. The basis of this designation derives from the village's sense of place and setting in an historic landscape. Its cohesiveness is obtained by a common scale, use of similar building materials, terraced groupings, a strongly held building line and broad road verges.

DOE (NI) considers that Seaforde is of sufficient architectural, cultural and historic significance to merit designation as a Conservation Area. It is therefore the Department's intention to do so as and when resources permit.



The design of any future development should therefore be in keeping with Seaforde's overall historic layout and built form in terms of scale, massing, materials and detailing. Proposals should also be respectful of the particular styles of host and/or adjoining buildings in order to retain the significance and architectural integrity of key elements within the townscape.

A planning and listed building application has been submitted in relation to the change of use of the former Masonic Hall at No. 197 Newcastle Road to a proposed tea room and shop and is at the pre-decision stage. Subject to feedback from residents and statutory agencies, the Plan supports this type of project which is attempting to restore a key historic building within the village back to its former glory. The project will complement existing services within the village and immediate area and result in a new indigenous enterprise that will help to attract additional tourism footfall.



3 Consultation Process

3.1 INITIAL PUBLIC OPEN FORUM

A public open forum was arranged on the evening of Tuesday 12th February 2013. This was held at the Young Farmers' Hall, Seaforde and was facilitated by the Consultant Team with assistance from the Community Group. Approximately 30-40 members of the local community attended the event. This workshop encouraged the community to give their views on the village and generated considerable feedback regarding the village's strengths, weaknesses and future opportunities.



Public Open Forum

3.2 GROUP WALKABOUT

A walkabout with members of SDCA was undertaken on Monday 4th February 2013. Various key areas and sites that were visited included Newcastle Road, Main Street, the Young Farmers' Hall and the Seaforde Demesne. This walkabout provided a comprehensive understanding and appreciation of the unique issues to be addressed and opportunities to be targeted through the Plan.



Group Walkabout

3.3 QUESTIONNAIRE FEEDBACK

In advance of the public open forum a questionnaire was distributed to identify how the local community would describe Seaforde Village and to gauge what they liked and disliked most about it. These questionnaires were also distributed during the public open forum event. In total 25 completed questionnaires were returned.

The following outlines a summary of the feedback received. The figures adjacent refer to the number of times a particular comment was raised

What three words/phrases would you use to describe your village?

- 21 Scenic
- 11 Peaceful/Quiet
- 7 Rural / Trees
- 4 Friendly Good Neighbours
- 3 Good Transport Links
- 2 Traffic Too Fast

The top six issues combined account for 76% of all comments received.

3.4 SECONDARY PUBLIC OPEN FORUM

What do you like most about your village?

- 10 Traditional Character
- 7 Peaceful
- 5 Good Access
- 5 Rural / Natural
- 4 Community
- 2 Not Over Developed

The top six issues combined account for 87% of all comments received.

What things need to be addressed?

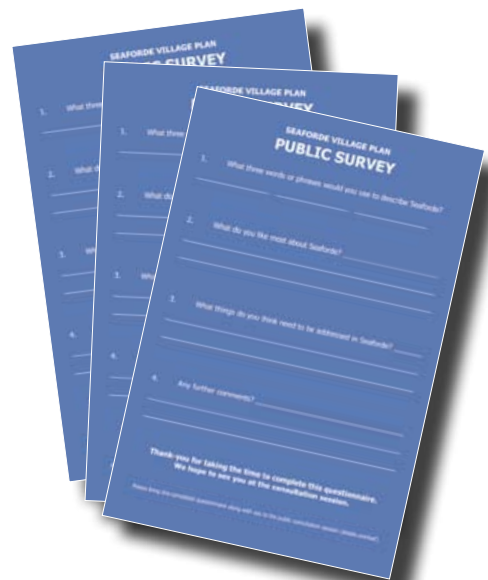
- 11 Young Farmers Hall Upgrade
- 8 Tidy up flowers
- 7 Traffic Management
- 7 Play areas for children
- 5 Community Resource / heart
- 3 Football Pitch

The top six issues combined account for 68% of all comments received.

Any further comments?

- 4 Community Hub
- 4 Something for Young People
- 3 Loss of Pub
- 3 Aesthetic Improvement / Maintenance
- 2 Activities for the Elderly
- 2 Parking Issues

The top six issues combined account for 72% of all comments received.



A secondary public open forum was held on the evening of Thursday 14th March 2013 at the Young Farmers' Hall, Seaforde.

The purpose of this event was to present the draft plan, key project aims and associated initiatives. This event was well attended by the local community and played an invaluable role in shaping the final plan and project list.

Public Open Forum



4 Analysis Conclusions and Aims

4.1 ANALYSIS CONCLUSIONS

Following the baseline audit and the consultation stage a series of analysis conclusions have emerged. These analysis conclusions can be categorised into five overarching themes, illustrated as follows.

1. COMMUNITY FOCUS

- Several community organisations - no central focus
- Community resources are required to prevent people being isolated
- Village needs a focal point to promote community spirit
- Empty dog waste bins more frequently

2. COMMUNITY FACILITIES

- Young Farmers' Hall needs urgent refurbishment (internally and externally)
- Tidy up and utilise area around the Hall
- Children's play area required
- Sports pitch
- More activities for the youth

- Develop a community hall to accommodate all ages with kitchen and toilet facilities
- Develop an attractive picnic area in the Village with seating and parking
- Seaforde needs a convenience shop, coffee shop, post office & pub
- Develop a village notice board

3. ENVIRONMENTAL IMPROVEMENTS

- Village needs cleaned up
- Plant more colourful trees, shrubs and flowers throughout the Village
- Develop a management plan for replacing mature trees
- Better landscape management to maintain trees & verges
- Maintain walls around Demesne
- Reinstate old waterpump as a key feature along Main Street
- Derelict buildings need brought up to better standard - short and long term measures
- Enhance landscape presentation of Olympic gold post box

4. TRAFFIC AND PARKING

- Address excessive traffic speeds through Village
- Traffic calming on Main Street and Newcastle Road: perhaps speed bumps
- Reduce speed on Newcastle Road to 30mph
- Update road markings
- Commuter and Mulberry Cafe parking in front of private residences is an issue

5. WALKING NETWORK

- Pedestrian road crossing is necessary on Newcastle Road
- Continuous footpaths on both sides of the Newcastle Road are necessary
- Provide paving around bus shelter and to connect with road and pavement
- No footpath between entrance to Butterfly Farm and Village
- Formalise walking route between Seaforde and Clough along the Ulster Way
- Address flooding of footpath outside the Alms Houses

These analysis conclusions and emerging themes have informed the key overarching aims which guide the specific projects and ensure that Seaforde develops in accordance with a shared strategic vision. These aims are listed below as follows:

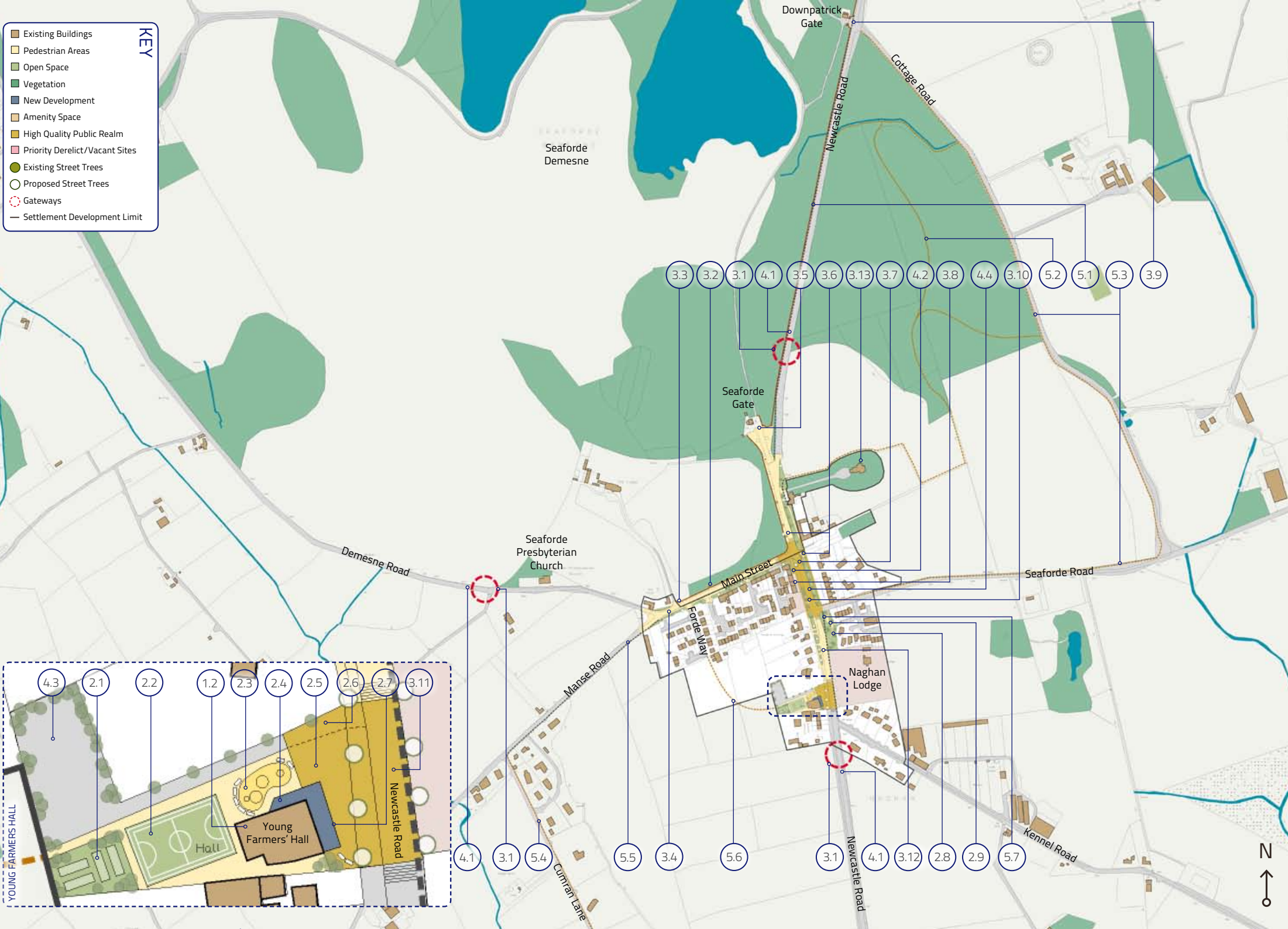
The Plan and associated breakdown of projects, each of which is cross referenced, on the following page outlines the suite of initiatives that are relevant to the sustainable development of Seaforde.

OVERARCHING AIMS

- 1. CHANNELLED COMMUNITY FOCUS**
- 2. IMPROVED COMMUNITY FACILITIES**
- 3. FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS**
- 4. MANAGED TRAFFIC AND PARKING**
- 5. DEDICATED WALKING ROUTES**



- KEY**
- Existing Buildings
 - Pedestrian Areas
 - Open Space
 - Vegetation
 - New Development
 - Amenity Space
 - High Quality Public Realm
 - Priority Derelict/Vacant Sites
 - Existing Street Trees
 - Proposed Street Trees
 - Gateways
 - Settlement Development Limit



5 Seaforde Integrated Vision and Action Plan

1 CHANNELLED COMMUNITY FOCUS

- 1.1 Strengthen Community Association
- 1.2 Provision of drop-in community services
- 1.3 Establish a historical society

2 IMPROVED COMMUNITY FACILITIES

- 2.1 Community allotments
- 2.2 Multi Use Games Area (MUGA)
- 2.3 Children's play area and seating
- 2.4 Renovation and Extension to Young Farmers' Hall
- 2.5 Community open space
- 2.6 Pull up hardstanding for mobile cafe
- 2.7 Village noticeboard
- 2.8 Picnic and seating area
- 2.9 Historical interpretation boards
- 2.10 Village pub/convenience store/coffee shop

3 FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS

- 3.1 Defined village arrival points
- 3.2 Reinststate old water pump
- 3.3 Repair and maintenance of Demesne walls
- 3.4 Village environmental improvement works
- 3.5 Restoration of Seaforde Gate
- 3.6 Replacement bus shelters
- 3.7 Village centre streetscape project
- 3.8 Frontage improvement scheme
- 3.9 Reposition entrance pillars at Downpatrick Gate
- 3.10 Enhanced setting of post box
- 3.11 Young Farmers' Hall Streetscape Project
- 3.12 Tree and landscape management plan
- 3.13 Feature uplighting to Seaforde Church (Col)

4 MANAGED TRAFFIC AND PARKING

- 4.1 Introduction of a 30mph zone
- 4.2 Resident's parking bays
- 4.3 Dedicated parking at Young Farmers' Hall
- 4.4 Newcastle Road pedestrian crossing

5 DEDICATED WALKING ROUTES

- 5.1 Footpath between Seaforde and Loughinisland Community/Brennans
- 5.2 Walking network at Demesne
- 5.3 Looped walks along Cottage Road and Seaforde Road
- 5.4 Upgrade of walking route to Ulster Way
- 5.5 Footpath connection along Manse Road
- 5.6 Pedestrian connection between Main Street and Young Farmers' Hall
- 5.7 Continuous footpaths along Newcastle Road
- 5.8 Seaforde Heritage Trail



6 Village Projects

The following village projects set out a range of projects which collectively form the strategic vision for Seaforde. It must be noted that **this is a working document** and as such, is subject to change over its lifetime. The Plan should therefore be updated on a regular basis in order to reflect changes that may have taken place within the village.

It must also be stressed that the aims and projects should not be viewed as a finite 'blueprint plan' but together contribute to the future vision for the village and contain a degree of flexibility in order to respond to changes in circumstances.

6.1 CHANNELLED COMMUNITY FOCUS

STRENGTHEN COMMUNITY ASSOCIATION

During the analysis stage it emerged that, in addition to Seaforde & District Community Association, a number of other groups operate within and around the local Seaforde area, such as Seaforde Bowling Club, Seaforde Women's Institute, Seaforde Working Vintage Club, East Down Foxhounds and the two local Churches and associated church groups.

The plan recommends that a recruitment drive is undertaken to encourage representation from the various community groups in addition to individuals from as wide a cross section of the local community as possible. This will strengthen the voice of the Community Association and help address key issues through effective partnership working.

Public Consultation Session



6.1 CHANNELLED COMMUNITY FOCUS

PROVISION OF DROP-IN COMMUNITY SERVICES (1.2)

The lack of facilities and activities in Seaforde for both the elderly and the youth was raised as a key issue at the public open forums. The plan proposes that the existing provision of community services, such as the popular dance class and the mobile library, is increased through the establishment of a youth club, creche facilities and drop-in healthcare provision.

It should be noted, however, that any enhanced community service provision can only be developed in tandem with a central, fit-for-purpose community facility. Please refer to 6.2 'Improved Community Facilities'.

ESTABLISH A HISTORICAL SOCIETY (1.3)

From the evolution of the village and adjoining Demesne to the unique story of the 'Last Man Hanging', Seaforde Village is steeped in a wonderful history. The Plan proposes the establishment of a historical society to unearth stories from Seaforde's past and document these for future generations to enjoy.

The proposed historical society could take the form of a focused sub group within the Community Association or could be formed as part of the Community Association's recruitment drive to encourage wider involvement and active participation. Proposed historical interpretation boards, outlined in section 6.2 and a dedicated heritage walking trail detailed in section 6.5, further seek to maximise and exploit the rich history and heritage of the village as identified within section 2.3.

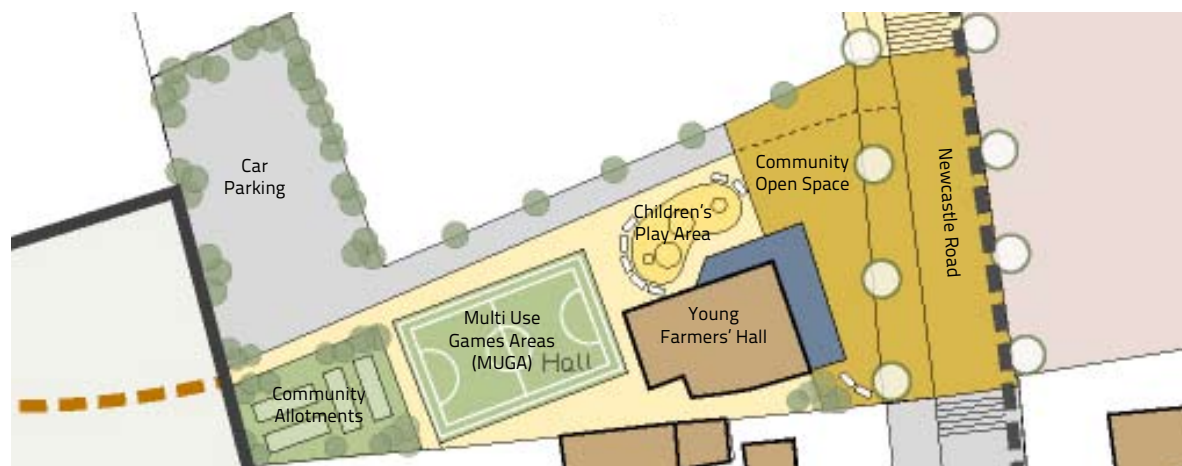


Seaforde Church (Col)

6.2 IMPROVED COMMUNITY FACILITIES

COMMUNITY ALLOTMENTS (2.1)

The analysis stage identified a lack of usable internal and external space for community use within Seaforde. The plan identifies a series of projects associated with the Young Farmers' Hall and adjoining land. Proposals include the establishment of community allotments to the west of the Young Farmers' Hall site for the benefit of residents in Seaforde.



MULTI USE GAMES AREA (MUGA) (2.2)

To address concerns regarding a lack of facilities and activities for children and young people, the Plan proposes the development of a MUGA immediately west of the Young Farmers' Hall. This all weather playing surface gives provision to multiple sports within one play area, e.g. tennis, netball, football, hockey or basketball.



6.2 IMPROVED COMMUNITY FACILITIES

CHILDREN'S PLAY AREA AND SEATING (2.3)

As with the previous proposal, the Plan seeks to further enhance the provision for children and young people, through the development of a high quality children's play area. This would be sited immediately north of the Young Farmers' Hall and would include adjacent seating areas to provide dedicated seating for parents and minders of children using the play area.

Given the close proximity of the proposed play area to the Newcastle Road it is recommended that the play area is adequately enclosed with appropriate boundary fencing.

RENOVATION AND EXTENSION TO YOUNG FARMERS HALL (2.4)

Findings from the public open forums identified a lack of usable community space within Seaforde with space limited to the Young Farmers' Hall and the upper floor of the Mulberry Tree Cafe. However, major concern has been raised regarding the condition of the Hall, particularly in relation to kitchen and toilet facilities and the need to update and renovate the building and its facilities. This was emphasised during the initial public open forum, when it emerged that Seaforde Women's Institute can no longer meet in the Hall as the existing facilities did not meet minimum health and safety standards required for catering.

Improvement works, both internally and externally, are proposed to upgrade and modernise the building to meet current building standards.

While the longer term aspiration is to redevelop the Hall on the existing site (subject to a feasibility study), a short to medium term option would be to extend the building to create a more usable and flexible community space and enhance the building frontage onto the Newcastle Road and the proposed play area.

Discussions have been held with the Young Farmers Clubs of Ulster (YFCU) regarding the future role of the Hall. The YFCU has shown their support for the Plan and their willingness to work with the Community Association to arrive at an agreed solution which meets the needs of the wider village.



6.2 IMPROVED COMMUNITY FACILITIES

COMMUNITY OPEN SPACE (2.5)

The Plan recommends the formalisation of outdoor community event space on the area of hard standing fronting and to the north of the Young Farmers' Hall. Scope exists to greatly enhance the relationship between the Hall and this adjoining area which is used infrequently for outdoor community events, such as car boot sales.

The aim of this project is to encourage activity and use of this area as one of the village's key community spaces. High quality surface and edging materials are therefore proposed to define the importance of this open space and enhance the setting of the Hall. Any future expansion of the Hall should incorporate an active frontage over this proposed community space to ensure a degree of passive surveillance of the area.

PULL UP HARDSTANDING FOR MOBILE CAFE (2.6)

In the short term, the Plan proposes to provide a dedicated area of hard-standing for the mobile cafe to the north of the site alongside the site boundary. This area would incorporate seating, bins and planters to minimise the visual impact of this well used amenity.

In the longer term it is proposed that, in conjunction with the provision of high quality community civic space in this location, the mobile cafe could be permanently accommodated within the proposed extension to the Young Farmers' Hall.



VILLAGE NOTICEBOARD (2.7)

The introduction of a noticeboard strategically located within the village will enable the Community Association (and other organisations) to advertise and promote current events. The noticeboard should be regularly updated to ensure residents are kept fully abreast of events in their area.

Two noticeboards are proposed within the Village. The first would be located internally within the Mulberry Tree Restaurant and the second would be mounted externally onto the front gable wall of the Young Farmers' Hall adjacent to the main door.

6.2 IMPROVED COMMUNITY FACILITIES

PICNIC AND SEATING AREA (2.8)

The Plan proposes improvement works to the existing pocket park, situated immediately south east of the Seaforde Road and Newcastle Road junction. At present access to this attractive but underutilised green area is limited to a sole pathway from the Pinetrees development. Proposed improvement works would include the creation of two new access points from Seaforde Road and Newcastle Road in addition to the provision of seating and picnic benches.



HISTORICAL INTERPRETATION BOARDS (2.9)

In conjunction with proposals to establish a historical society in Seaforde the Plan proposes the establishment of historic interpretational signage at strategic locations throughout the Village. Proposed locations for the siting of a interpretation board include Main Street, the entrance to the Demesne (Seaforde Gate), the proposed picnic and seating area in the village centre and at an appropriate location along the proposed walk through Seaforde Demesne (East).

This enhanced interpretation will help promote Seaforde and maximise the settlements association with its setting and its past. It could be an objective of the proposed historical society to identify a range of stories for the boards and agree the best locations of where these stories could be told.



VILLAGE PUB/CONVENIENCE STORE/COFFEE SHOP (2.10)

Analysis conclusions highlighted the aspiration to establish a new pub/convenience store/coffee shop within the Village to replace the Seaforde Inn that closed in 2006. The plan supports the promotion of a commercial enterprise centrally within the Village as and when an appropriate site becomes available.

6.3 FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS



DEFINED VILLAGE ARRIVAL POINTS (3.1)

A total of three gateway locations have been identified within the Plan. Two are proposed along the Newcastle Road to the north and south of the settlement with the third along the Demesne Road near Seaforde Presbyterian Church.

The creation of memorable gateways at each of these three locations will assist in defining the boundaries of Seaforde and signify to visitors that they have reached a point of arrival to the village. These gateways should be emphasised by the creation of spaces or the adding of features which are sensitively sited and are of an appropriate design and scale. Here gateway signage, in keeping with the rural character of Seaforde, will help to convey the unique character of the area while informing visitors of their impending arrival into the village. The presence of these gateways will also act as a natural traffic calming measure.

6.3 FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS

REINSTATE OLD WATER PUMP (3.2)

The Plan proposes to undertake improvement works to the old water pump, located along Main Street, to promote this as a key heritage feature, with an ultimate objective to reinstate this as a fully operational water pump. Given its attractive setting within the Demesne Wall, scope exists to locate a historic interpretation board at this strategic point along Main Street.



Old water pump

REPAIR AND MAINTENANCE OF DEMESNE WALLS (3.3)

Seaforde Demesne forms a distinctive landscape setting to the north of the village, with the demesne walls and associated mature tree belt, fronting onto the north edge of Main Street and the western edge of Newcastle Road. This provides enclosure to these key streets and contributes highly to the unique character and setting of the village.

Unfortunately, in recent years, sections of the wall have become increasingly degraded despite ongoing works to combat this. Given the prominence of this feature within the village and the impact it has on the arrival experience, the Plan proposes collaborative working with the landowners of the demesne to develop a maintenance programme and undertake remedial works on breached sections of the wall.

VILLAGE ENVIRONMENTAL IMPROVEMENT WORKS (3.4)

Village environmental improvement works are targeted along key village streets which are the focus of community life, namely Newcastle Road, between Seaforde Gate and the Young Farmers' Hall and Main Street between the junction with Newcastle Road and Manse Road.

The main objective of these environmental improvement works is to enhance the quality and strengths of linkages along these streets. Works would include boundary improvements comprising the establishment and formalising of footpaths on both sides of the road, infill street tree planting and localised landscaping in order to reinforce street hierarchy. These improvement works would provide the opportunity to review the quality of lighting and street furniture with consideration given to bespoke designs that contribute to Seaforde's character and identity.

6.3 FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS

RESTORATION OF SEAFORDE GATE (3.5)

A large and impressive Greek Revival gateway of 1833 by Peter Fredrick Robinson, Seaforde Gate fronts the main entrance to Seaforde Demesne and is aligned on an axis with Newcastle Road. Stonework on the north face shows a large amount of discolouration and the main carriage gates have been removed. As a key landmark feature of the village, the Plan proposes that restoration work is carried out to this listed gate (HB 18/17/002 B).

REPLACEMENT BUS SHELTERS (3.6)

There are two bus shelters in Seaforde both of which are located along the Newcastle Road. The first of these shelters is located directly north of the junction with Main Street and uses pre-fabricated concrete and corrugated metal building materials, while the second is located opposite Main Street and is manufactured from mild steel and perspex.

The Plan advocates the replacement of both these structures with an appropriately designed shelter that reflects and is more in keeping with the traditional character of the Village. In conjunction with the replacement of the bus shelter opposite Main Street, the Plan also proposes the establishment of a pedestrian connection between the bus shelter and the adjacent footpath.



VILLAGE CENTRE STREETScape PROJECT (3.7)

A village centre streetscape project is proposed along Newcastle Road between its junctions with Main Street and Seaforde Road. Bespoke lighting and street furniture in addition to high quality surface materials, are proposed along this section thereby promoting pedestrian priority measures and drawing attention to the hierarchy of this key stretch.

As part of this scheme, the opportunity could be taken to redesign pavements and parking bays so that footways are maximised to the benefit of pedestrians while designated on-street parking is also catered for (please refer to section 6.4 for further details on managing traffic and parking in this location and throughout the wider village).

6.3 FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS

FRONTAGE IMPROVEMENT SCHEME (3.8)

A number of prominent vacant and derelict sites exist within the village. The presence of such sites can have major implications on the environmental quality of the village centre, as evidence suggests that dereliction and vacancy can deter investment and footfall levels by both locals and visitors.

This project involves consultation with respective landowners to encourage their participation in the process. Potential 'quick win' solutions include site clearance, repainting of frontages or adjoining gable walls, removal of overgrown vegetation and the incorporation of soft landscaping and tree planting.

REPOSITION ENTRANCE PILLARS AT DOWNPATRICK GATE (3.9)

In order to address vehicular safety concerns at the entrance to the Tropical Butterfly Farm the Plan proposes repositioning the entrance pillars back into the site to enlarge visibility splays and improve the visual site lines for motorists turning onto the Newcastle Road.



ENHANCED SETTING OF POST BOX (3.10)

Following the gold medal success of a local swimmer during the London 2012 Paralympic Games, Seaforde has the honour of possessing a highly coveted gold post box. In conjunction with the proposed village centre streetscape works the Plan proposes enhancement works to the area immediately surrounding the post box, such as a defined section of high quality paving, in order to raise awareness of this fantastic achievement.

Given its proximity, any redevelopment of the former Masonic Hall at No. 197 Newcastle Road, must take cognisance of the setting of the post box.

6.3 FOCUSED ENVIRONMENTAL IMPROVEMENT WORKS

YOUNG FARMERS' HALL STREETScape PROJECT (3.11)

In addition to the village centre streetscape project, the Plan proposes a second area of high quality streetscape, along Newcastle Road, to the front of the Young Farmers' Hall and adjoining site. As outlined in section 6.2, the Plan proposes the concentration of community uses in this location forming a central community hub for Seaforde. In conjunction with this strategic vision, a high quality streetscape project is proposed for this area.

As with the village centre streetscape project, bespoke lighting and street furniture, as well as high quality surface materials, should be utilised to maintain consistency between both areas. A streetscape palette, comprising a defined specification of materials, an agreed colour range and coordinated street furniture will assist in ensuring consistency throughout.

TREE AND LANDSCAPE MANAGEMENT PLAN (3.12)

One of the most notable physical characteristics of the village is the presence of mature street trees along both Newcastle Road and Main Street, many of which are subject to Tree Preservation Orders. Not only do these trees contribute significantly to the character of the Village but they also raise the profile of these two routes as the villages primary streets.

While mature trees are prevalent along both streets, there are gaps evident which compromise the unique character and rhythm of these key streets. The Plan proposes, that where visibility splays and visual site lines permit, infill tree planting should be conducted along both streets. In addition the Plan recommends the development of a Tree Management Plan to address age diversity and over maturing trees and ensure the character of Seaforde is retained for future generations.

FEATURE UPLIGHTING TO SEAFORDE CHURCH (COI) (3.13)

This listed church with landmark tall spire sits on an elevated site to the north of the village core. The Plan proposes sensitive feature uplighting to this building, creating an attractive feature at night and promoting the importance of this key building within the village.



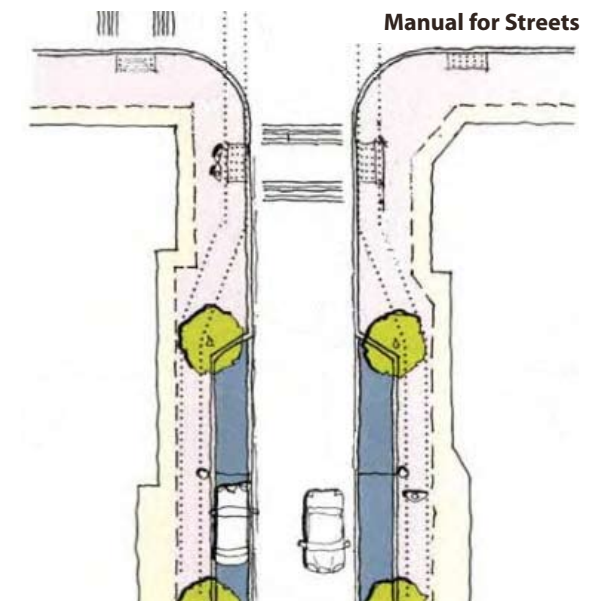
6.4 MANAGED TRAFFIC AND PARKING

INTRODUCTION OF A 30MPH ZONE (4.1)

At present 40 mph speed restrictions are in place at locations along five key approach routes to Seaforde. Two of these are located along the Newcastle Road, to the north and south of the village, two are located at the eastern ends of Manse Road and Demesne Road respectively and the fifth along Seaforde Road. Despite the presence of these speed restrictions, consultation feedback has shown that excessive traffic speeds through the village is a key concern. It is therefore proposed that the existing 40mph speed zone is reduced to a 30mph zone in an effort to reduce overall speeds on the approach and through the village. Opportunity also exists to reinstate 40 mph speed restrictions further out these routes, on the approach to the new 30mph zone, in order to provide a further transition of vehicle speeds.

RESIDENTS PARKING BAYS (4.2)

As an integral part of the village centre streetscape project, parallel parking bays are proposed along the western side of Newcastle Road, close to its junction with Main Street. From site analysis it was witnessed that a large number of these parking bays were regularly used by commuters/car sharers for a large proportion of the day. The perpendicular parking layout also impeded sight lines of cars existing Main Street onto the Newcastle Road. The purpose of this project is to formalise parking along this section of Newcastle Road, while ensuring that sight lines for vehicles exiting Main Street are not compromised by incorporating parallel parking bays (see adjacent extract from the Department for Transport's 'Manual for Streets'). It is also proposed that these parking bays are restricted for residents only in order to deter all day commuter parking.



6.4 MANAGED TRAFFIC AND PARKING

DEDICATED PARKING AT YOUNG FARMERS' HALL (4.3)

As and when a number of those projects outlined in section 6.2 are realised as part of the renewal of the Young Farmers' Hall, in the longer term the aspiration is to provide a purpose designed car park. This project would involve working with landowners in the immediate vicinity in order to secure an appropriate site that would provide an enlarged car park to serve users of the Hall. Dedicated off-street parking would relocate parked cars to the rear of the site, provide a safer parking arrangement and free up existing land to the front of the Hall, which can then be transformed into much needed community space. A dedicated pedestrian connection from this car park to Main Street, via Forde Way (see section 6.5), would also form part of this long term project.

NEWCASTLE ROAD PEDESTRIAN CROSSING (4.4)

An existing traffic island along the Newcastle Road, just north of its junction with Seaforde Road, is one of the most commonly used crossing points. With the incorporation of new 30mph speed limits as outlined previously, it is proposed that a dedicated pedestrian crossing is established along the Newcastle Road. This crossing point, which is equidistant between Main Street and Seaforde Road, will also reduce any impact on right turning traffic from Seaforde Road and be of high quality design and materials in keeping with the proposed streetscape initiatives.



6.5 DEDICATED WALKING ROUTES

FOOTPATH BETWEEN SEAFORDE AND LOUGHINISLAND COMMUNITY / BRENNANS (5.1)

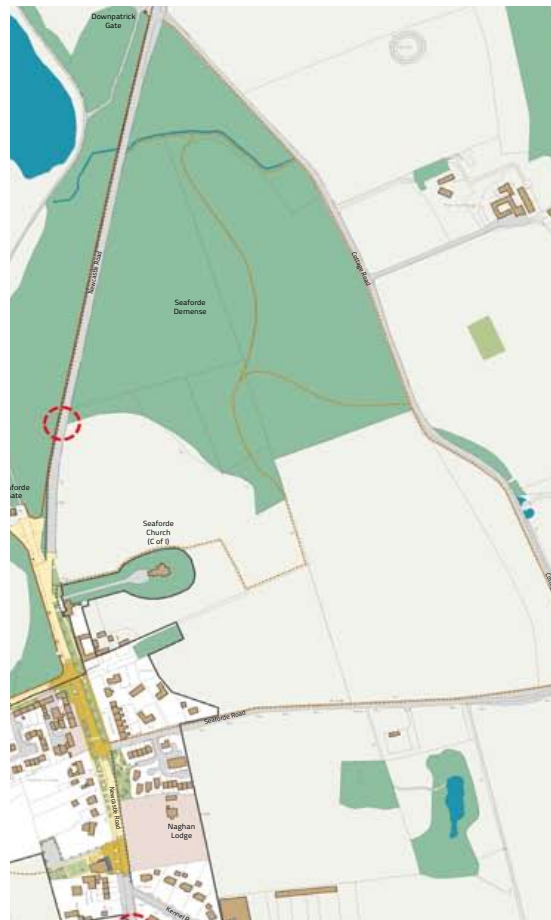
The lack of continuous pedestrian connections was highlighted by residents as one area that needed to be examined. One connection that was considered key, but was presently fragmented, was that between Seaforde Gate and Downpatrick Gate, due north of the village. The purpose of reinstating this footpath would be to link Seaforde with the existing footpath that runs northwards towards to the Loughinisland Community and Brennans Petrol Station/Convenience Shop. As the preferred option, the Plan proposes that a continuous footpath is provided along the western edge of Newcastle Road. In the event that verge widths along Newcastle Road are considered insufficient to accommodate a new footpath, a second option that utilises land within Seaforde Demesne (East) could be considered.



6.5 DEDICATED WALKING ROUTES

WALKING NETWORK WITHIN DEMESNE (EAST) (5.2)

As one of the key stakeholders in the village, the Forde family has been eager to be involved in the formulation of the integrated village plan from the outset. In response to residents aspirations, the Forde family has kindly suggested that the portion of the Demesne along the eastern side of Newcastle Road could be considered for future walking routes as part of an overall scheme. This pivotal piece of the Demesne would enable connections to be forged between Main Street, Newcastle Road and Cottage Road through an undulating landscape that is steeped in history (see section 6.2). Internal looped walks that connect with Cottage Road to the east and potentially Seaforde Church to the south, would provide residents of Seaforde with an extensive network of looped walks which are intrinsically linked with the village centre.



LOOPED WALKS ALONG COTTAGE ROAD AND SEAFORDE ROAD (5.3)

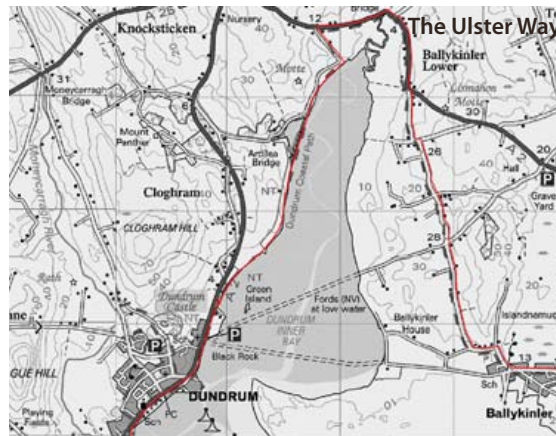
Forging continuous walks along both Cottage Road and Seaforde Road would accompany the walking network within the Demesne by providing looped connections along the eastern edge of the village. As a relatively minor road, scope exists to provide an informal walking path within existing verges along Cottage Road, given that heavy goods vehicles do use this route. However it is acknowledged that a similar approach along Seaforde Road would prove challenging as hedgerows are for the most part established immediately alongside the carriageway. In this instance Seaforde Road itself would provide the western connection back into the village.

6.5 DEDICATED WALKING ROUTES

UPGRADE OF WALKING ROUTE TO ULSTER WAY (5.4)

The revised Ulster Way was officially launched in September 2009 and encompasses some of the most spectacular and varied scenery that Northern Ireland has to offer. While not directly on the route, Seaforde and the neighbouring village of Clough provide key facilities along the Lecale Way section of the Ulster Way, a 31 mile section between Strangford and Newcastle.

Cumran Lane along the western edge of the village is considered a key linking section between Seaforde and Clough, which connects directly to Blackstaff Road and ultimately Ardilea Road, the Ulster Way itself. The plan proposes that the full extent of Cumran Lane is assessed to ensure that the condition of the existing lane is adequate for walking purposes and that adequate signage to the Ulster Way is provided.



FOOTPATH CONNECTION ALONG MANSE ROAD (5.5)

One key missing stretch of footpath highlighted by residents is the connection along Manse Road between the western side of Main Street and Cumran Lane. This stretch of road is regularly used by residents occupying the cluster of houses at the junction of Manse Road and Cumran Lane in accessing the village centre. School buses also use this route when picking up/dropping off school children at Thornlea Grove.

Establishing a footpath along the southern edge of this key section of the Manse Road will not only serve these residents but also ensure connectivity between the village centre and Cumran Lane, a key linking route to the Ulster Way.

6.5 DEDICATED WALKING ROUTES

PEDESTRIAN CONNECTION BETWEEN MAIN STREET AND YOUNG FARMERS HALL (5.6)

The Plan advocates the forging of a pedestrian route between Main Street and the Young Farmers' Hall via Forde Way. This connection crosses vacant lands that fall within Seaforde's settlement development limit. Given the importance of the connection between Main Street and the redeveloped Young Farmers' Hall site, this route should be safeguarded in any future development of these lands.



CONTINUOUS FOOTPATHS ALONG NEWCASTLE ROAD (5.7)

In order to complete the network of walking routes around the village, the Plan proposes that a key missing section of footpath be established along the eastern side of Newcastle Road. Linking Seaforde Road southwards to Kennel Road ensures that pedestrian connections are established on both sides of Newcastle Road through the heart of the village.



SEAFORDE HERITAGE TRAIL (5.8)

In conjunction with a number of projects listed under sections 6.1 and 6.2, which include the establishment of a Historical Society (project 1.3) and the installation of historical interpretation boards (project 2.9), a dedicated heritage trail is proposed along walking routes in and around Seaforde. While the exact route would be informed by members of the Historical Society, it is envisaged that the trail would pick up on key themes associated with Seaforde such as the distinctive architectural vernacular of the Almshouses, the historical legacy of the Forde Family estate, Seaforde Demesne and the intriguing stories associated with the 'Last Man Hanging'.



7 Action Plan

One of the key roles of the Action Plan is to prioritise those projects that have been identified under each of the five overarching aims. The realisation of these proposals will require input from a number of various organisations and individuals from the public, private and community sectors.

It is important to ensure that any available funding streams are targeted so that the area achieves the maximum economic, environmental, physical and social benefit from the listed projects. In this regard, the Action Plan also identifies a range of potential funding sources which are considered relevant to the specific project proposed.

The information included within the Action Plan includes the priority of each project, based on demand and the likely impact it will have on the area. Each project has therefore been allotted a short, medium or long-term timeframe. Here short-term projects refer to those that the community would like to see progressed within one to five calendar years. Medium-term priority refers to those projects which could be taken forward and realised within five to ten years, while long-term aspirations would be delivered over the next ten to fifteen years.

While these priorities timeframes indicate the agreed prioritisation of projects set out within the Action Plan, it will be essential to consider the time restraints associated with specific funding streams, particularly those with imminent deadlines. The Action Plan table also identifies the stakeholders whose involvement in the relevant initiative would be necessary.

It is important to note that the following Action Plan table should be used as a 'live' document to ensure progress is monitored regularly and updated accordingly. Invariably, new projects and opportunities will arise in future, and these should be assessed against the overarching aims identified and added to the Action Plan table where appropriate. It will be the responsibility of Seaforde & District Community Association to undertake a regular review of the Action Plan in order to evaluate progress made and identify projects where future funding resources should be targeted.

Integrated Village Plan Projects			Timeframe for Delivery	Lead Delivery Agents	Stakeholders / Potential Funders
1. Channel Community Focus	1.1	Strengthen Community Association	S/M	SDCA, DDC, CDRCN	DDC, CDRCN
	1.2	Provision of drop-in community services	M/L	SDCA, DDC, SEHSCT	DDC, SEHSCT, YFCU, RDP
	1.3	Establish a historical society	S/M	SDCA, DDC, CDRCN	DDC, CDRCN
2. Improve Community Facilities	2.1	Community allotments	M/L	SDCA, DDC, CDRCN	DDC, TCV, YFCU, RDP, PS
	2.2	Multi Use Games Area (MUGA)	M/L	SDCA, DDC	DDC, SNI, YFCU, RDP, PS
	2.3	Children's play area and seating	M	SDCA, DDC, CDRCN	DDC, YFCU, RDP, PS, RS
	2.4	Renovation and Extension to Young Farmers' Hall	M	SDCA, DDC	DDC, YFCU, RDP, PS, RS
	2.5	Community civic space	M/L	SDCA, DDC	DDC, YFCU, RDP, PS, RS
	2.6	Pull up hard-standing for mobile cafe	M/L	SDCA, DDC	DDC, YFCU, RDP, RS
	2.7	Village noticeboard	S	SDCA, DDC	DDC, RDP, RS
	2.8	Picnic and seating area	M	SDCA, DDC,	DDC, RDP, NIEA, RS
	2.9	Historical Interpretation Boards	S/M	SDCA, DDC, NIEA	DDC, NIEA, HLF, NITB, ACNI, RS
	2.10	Village Pub/Convenience Store/Coffee Shop	M/L	SDCA, DDC, Priv	DDC, Priv, RS, PS
3. Focus Environmental Improvement Works	3.1	Defined village arrival points	S/M	SDCA, DDC, RS	DDC, RS, ACNI, RDP, PS, NITB, Priv
	3.2	Reinstate old waterpump	S	SDCA, DDC, NIEA	DDC, NIEA, HLF, NITB, RS
	3.3	Repair and maintenance of Demesne walls	M	SDCA, DDC, NIEA	DDC, NIEA, HLF, NITB, RS, RDP, Priv
	3.4	Village environmental improvement works	S/L	SDCA, DDC, DSD	DDC, DSD, RS, RDP
	3.5	Restoration of Seaforde Gate	S/M	SDCA, DDC, NIEA	DDC, NIEA, HLF, NITB, RS, Priv
	3.6	Replacement bus shelters	S/M	SDCA, DDC, Trans	DDC, Trans
	3.7	Village Centre Streetscape Project	M	SDCA, DDC, DSD	DDC, DSD, RS, RDP
	3.8	Frontage improvement scheme	S	SDCA, DDC, Priv	DDC, Priv, PS, NIHE
	3.9	Reposition entrance pillars at Downpatrick Gate	S/M	SDCA, DDC, NIEA	DDC, NIEA, HLF, NITB, RS, Priv
	3.10	Enhanced setting of postbox	S	SDCA, DDC, DSD	DDC, DSD, RM, RS, RDP
	3.11	Young Farmers' Hall Streetscape Project	M	SDCA, DDC, DSD	DDC, DSD, RS, YFCU, RDP
	3.12	Tree and landscape management plan	S/M	SDCA, DDC, NIEA	DDC, TCV, NIEA
	3.13	Feature uplighting to Seaforde Church (Col)	M	SDCA, DDC, NIEA, SPC	DDC, NIEA, SPC, RS

Integrated Village Plan Projects			Timeframe for Delivery	Lead Delivery Agents	Stakeholders / Potential Funders
4. Manage Traffic and Parking	4.1	Introduction of a 30mph zone	S/M	SDCA, DDC, RS	DDC, RS, PS
	4.2	Residents parking bays	M	SDCA, DDC, RS	DDC, RS, PS, Priv
	4.3	Dedicated parking at Young Farmers' Hall	M/L	SDCA, DDC, RS	DDC, RS, PS, YFCU, Priv
	4.4	Newcastle Road pedestrian crossing	S/M	SDCA, DDC, RS	DDC, RS, PS, Priv
5. Enhancing the Village Arrival Experience	5.1	Footpath between Seaforde and Loughinisland Community / Brennans	M	SDCA, DDC, RS	DDC, Priv, HTH, RS
	5.2	Walking network within Seaforde Demesne (East)	S/M	SDCA, DDC, Priv	DDC, Priv, HTH, NIEA
	5.3	Looped walks along Cottage Road and Seaforde Road	S	SDCA, DDC, RS	DDC, Priv, HTH, RS
	5.4	Upgrade of walking route to Ulster Way	S	SDCA, DDC	DDC, Priv, HTH, RS
	5.5	Footpath connection along Manse Road	S/M	SDCA, DDC, RS	DDC, Priv, HTH, RS
	5.6	Pedestrian connection between Main Street and Young Farmers' Hall	M	SDCA, DDC, Priv	DDC, Priv, HTH, RS
	5.7	Continuous footpaths along Newcastle Road	S/M	SDCA, DDC, RS	DDC, Priv, HTH, RS
	5.8	Seaforde Heritage Trail	S	SDCA, DDC	DDC, Priv, NIEA, HTH, RS

Timeframe

S= Short (1- 5 yrs)
M = Medium (5 - 10 yrs)
L = Long (10 - 15 yrs)

Delivery Agents, Funders and Stakeholders:

ACNI	Arts Council of Northern Ireland	NIEA	Northern Ireland Environment Agency	RDP	Rural Development Programme	SPC	Seaforde Parish Church (Col)
CDRCN	County Down Rural Community Network	NIHE	Northern Ireland Housing Executive	RM	Royal Mail	TCV	The Conservation Volunteers
DDC	Down District Council	NITB	Northern Ireland Tourist Board	RS	Roads Service	Trans	Translink
DSD	Department for Social Development	Priv	Private Sector	SDCA	Seaforde & District Community Association	YFCU	Young Farmers Clubs of Ulster
HLF	Heritage Lottery Fund	PS	Planning Service	SEELB	South Eastern Education and Library Board		
HTH	Highway to Health	RA	Rivers Agency	SEHSCT	South East Health and Social Care Trust		



8 Conclusion and Delivery

This Integrated Vision and Action Plan has been developed by the people of Seaforde and will help guide anyone with an interest in improving the village.

The Plan sets in place a clear vision for the future of this historic village. However in order to realise its full potential, it will require various groups within the village to work together and be committed to its delivery.

The realisation of those projects contained within the Action Plan (section 7), will make a discernible difference to the functioning of the village. Securing the delivery of a number of short-term projects, particularly those that can be achieved through forward thinking and on a modest budget, will quickly demonstrate to the people of Seaforde the physical, economic and social benefits that the Plan can bring to the village.

Key to the success of this Plan will be a **collaborative approach to its delivery** which should be coordinated and monitored by a group comprising a range of stakeholders from across the village. While it is understood that the successful progression of the Plan will require ongoing support from both Down District Council and statutory agencies, it is recommended that the Community Association consider the establishment of a **Plan Delivery Action Group**. This group should include representatives from the Community Association, Down District Council, local businesses, clubs and societies and include a number of sub-groups tasked with taking particular projects forward.

The purpose of this Action Group will be to encourage community participation, build on local capacity and ensure effective local coordination in the delivery of the suite of projects.

Some initial tasks of this Action Group could include:

- Identification of relevant funding sources;
- Realisation of selected 'short-term' projects to increase the credibility of the Plan;
- Address needs of local community groups.

Seaforde is a village which has a strong identity and one which is steeped in history. Through the realisation of those initiatives contained within the Plan, the opportunity exists to improve the way the village both looks and functions.

The Seaforde Integrated Vision & Action Plan is for all those who live, visit and work in Seaforde. Its success over future years will rely on a continued process of dialogue and engagement with varying people and groups from across the village.

Appendix 1

Breakdown of feedback from questionnaire

Words/Phrases to describe Village	What do you like most about Village	Issues to be addressed	Further comments
1 quiet rural convenient	traditional architecture	area around Hall childrens play area a pub would be great	emphasise a pub
2 quiet nice surroundings	location	the constant flooding of footpath outside the Alms Houses	
3 beautiful heritage too fast - traffic	old fashioned feel fields & trees easy access to urban centres	speed of cars hideous & dilapidated Young Farmers Hall inside and outside	no opportunity to meet community
4 by passed forgotten	quiet and peaceful potential for improvement	play area for children football pitch/field	brighten the place up with flowers
5 beautiful scenic peaceful	peaceful	more activities for the youth flowers or plants	path from Seaforde to Brennans path to Clough better maintained
6 paradise picturesque	old world charm peaceful friendly people	need agood clean up more colourful trees and shrubs	parking issues
7 quiet non-sectarian good neighbours	sense of community	need a community hall with good facilities ie kitchen/toilets road markings updated	Young farmers hall needs a notice board lorry park is a gathering space need a pub, café and playground
8 muddy dead untidy	rural setting good access to main towns	tidy up the village more flowers	childrens playground more facilities eg coffee shop with good parking
9 green	enchanting	fast traffic need speed bumps Young Farmers Hall needs tidied up	something for young people
10 quiet quaint no centre	peacefulness quietness	establishment of a centre - Pub community based location for all ages	
11 idyllic friendly good transport links	peaceful picturesque	need for a focal point to promote community spirit	there is nothing in the village to deal with loneliness of elderly nothing for the youth
12 picturesque quiet good transport links	peaceful retains natural beauty	derelict house need brought up to better standard traffic calming on main street	need activities for youth need activities for elderly litter bins and dog waste bins
13 picturesque friendly unspoilt	quiet not over developed	Young Farmers Hall needs urgent refurbishment	
14 beautiful idyllic	central for most areas small population	need speed ramps kids play area	
15 lots of Trees no pub/meeting place	positive atmosphere	Young Farmers hall need improved grass/picnic area football pitch	needs signage speed bumps

Words/Phrases to describe Village	What do you like most about Village	Issues to be addressed	Further comments
16 pretty friendly throughfare	has retained much of it character	environmental scheme - improve Young Farmers Hall needs kerbing and seating planting/sculpture	
17 picturesque quiet distinctive	pleasing visual aspect character of village	landscape management fo maintain trees and verges	improve the Young Farmers Hall community activities maintenance of stone wall
18 natural authentic picturesque	safety character	walls maintained no flags improve Young Farmers Hall	
19 pretty quaint bit bland	surrounding countryside friendly neighbours	need brightened up - flower boxes have community heart speed bumps play area for small children Young Farmers hall need improved	
20 trees picturesque	good community/neighbours	needs a good tidy up Young Farmers Hall needs improved field for kids space	
21 quiet dormitory picturesque	ease of access	community resources required to prevent people being isolated	loss of pub was major - need a community hub
22 rural quiet quaint	its is unspoilt	Young Farmers Hall need refurbished (kitchen and toilets) needs a convenience store/post office road crossing for the main road	
23		flowers - conservation area Young Farmers Hall needs clean-up (get trustee involved) old waterpump feature derelict buildings need addressed	naghan lodge and old rectory needs refurbished
24 trees pretty litter	historic unspoilt	traffic management litter notice board	water pump restoration
25 peaceful tranquil	there is only one commercial premises	derelict buildings need cleaned up playing fields playpark for kids	

63 Comments

38 Comments

60 Comments

25 Comments

Top Six**Top Six****Top Six****Top Six**

- 21 Scenic
- 11 Quiet
- 7 Rural / Trees
- 4 Friendly / Good Neighbours
- 3 Good Transport Links
- 2 Traffic Too Fast

- 10 Traditional / Character
- 7 Peaceful
- 5 Good Access
- 5 Rural / Natural
- 4 Community
- 2 Not Over Developed

- 11 Young Farmers Hall Upgrade
- 8 Tidy up / Flowers
- 7 Traffic Management
- 7 Play Park for Kids
- 5 Community Resource / Heart
- 3 Football Pitch

- 4 Community Hub
- 4 Something for Young People
- 3 Loss of Pub
- 3 Aesthetic Improvement / maintenance
- 2 Activities for the Elderly
- 2 Parking Issues

Top Three 62%
Top Six 76%

Top Three 58%
Top Six 87%

Top Three 43%
Top Six 68%

Top Three 44%
Top Six 72%



SEAFORDE Integrated Vision and Action Plan

the paulhogarth company