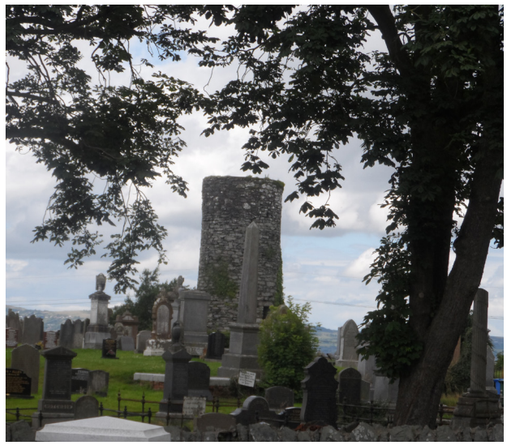








November 2016

Drumbo Village Renewal Plan

Lisburn & Castlereagh City Council

Department of Agriculture, Environment and Rural Affairs

rural Development Programme

European Agricultural Fund for Rural Development: Europe investing in rural areas

LEADER

LCCC Lisburn & Castlereagh City Council

ARUP

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Drumbo Aerial View - Not to scale

Section 01

Introduction

The Village Renewal Plan has been developed by the community in conjunction with Lisburn and Castlereagh City Council to meet the requirements of the Rural Development Programme for Northern Ireland 2014-2020.

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.

The Rural Development Programme is delivered on behalf of the Department of Agriculture, Environment and Rural Affairs (DAERA) by ten Local Action Groups (LAGs), with one LAG for each new council area except rural Belfast which is Lisburn and Castlereagh City Council. The LAG for your area is the Lagan Rural Partnership who can provide advice on the further development of the actions and initiatives set out within this plan.

Village renewal is an important part of the Rural Development Programme which provides support for this plan and also for the delivery of certain projects identified within this plan. The village plan is a working document that requires the support of the community. It aims to build the overarching fabric of a village, whilst utilising other funding from other government departments and agencies.

Ove Arup and Partners (Arup) was appointed as the consultancy to facilitate the delivery of the Village Renewal Plan for Drumbo. This Plan has been formulated through background research, visits to the village, a stakeholder workshop and public consultation. Feedback from the community and key stakeholders has been considered throughout the iterative process. The outcome of this is a range of projects and initiatives that we believe will have a real impact on the village.

Lisburn and Castlereagh City Council is keen to adopt the World Health Organisation's Age Friendly Framework in all future developments and service delivery. This will involve the preparation of an Age Friendly Strategy to be used as a self-assessment tool and a map to chart progress in the delivery of an Age Friendly City Council area. All future potential projects will be assessed using the WHO Framework.

It is important to note that all projects and initiatives set out within the plan are subject to detailed design, landowner agreements, statutory approvals and available funding.





Drumbo Presbyterian Church

Section 02

Context

Drumbo is a small village and civil parish community located 6 miles south of Belfast City Centre, three miles east of Lisburn and three miles west of Carryduff. The village is situated in the historic barony of Castlereagh Upper occupying a unique hilltop setting with panoramic views over Lagan Valley Regional Park. Drumbo is named from the Irish ‘Droim Bo’ meaning “ridge of the oxen”.

Drumbo is laid out around a number of transport routes that converge at the front of the Presbyterian Church, which is a listed building. The Meeting House is located on an earlier church site that would have been an important monastic site in the first millennium AD. The present village has expanded along the ridge away from the church and graveyard, with much of the built form developed in the late twentieth century. The church buildings still occupy a prominent site at the centre of the settlement.

The current church building is adjacent to the site of the medieval parish church, the foundations of which can be seen in the graveyard, as can the lower half of a ruined round tower, a scheduled monument. The village has some very notable features such as a water pump which provides a central focal point to the village.

Today, Drumbo has a mixed population with 18.79% of residents being under 16 years of age whilst the older population comprises 18.49% of the total residents. Facilities and services in the area should therefore reflect this composition.

The Settlement Development Limit takes account of land with planning permission for housing, whilst recognising the role of the village and protecting its natural setting. The limit prevents ribbon development on the Pinehill Road, Drumbo Road, Back Road and Front Road.



Tower of Drumbo

Section 03

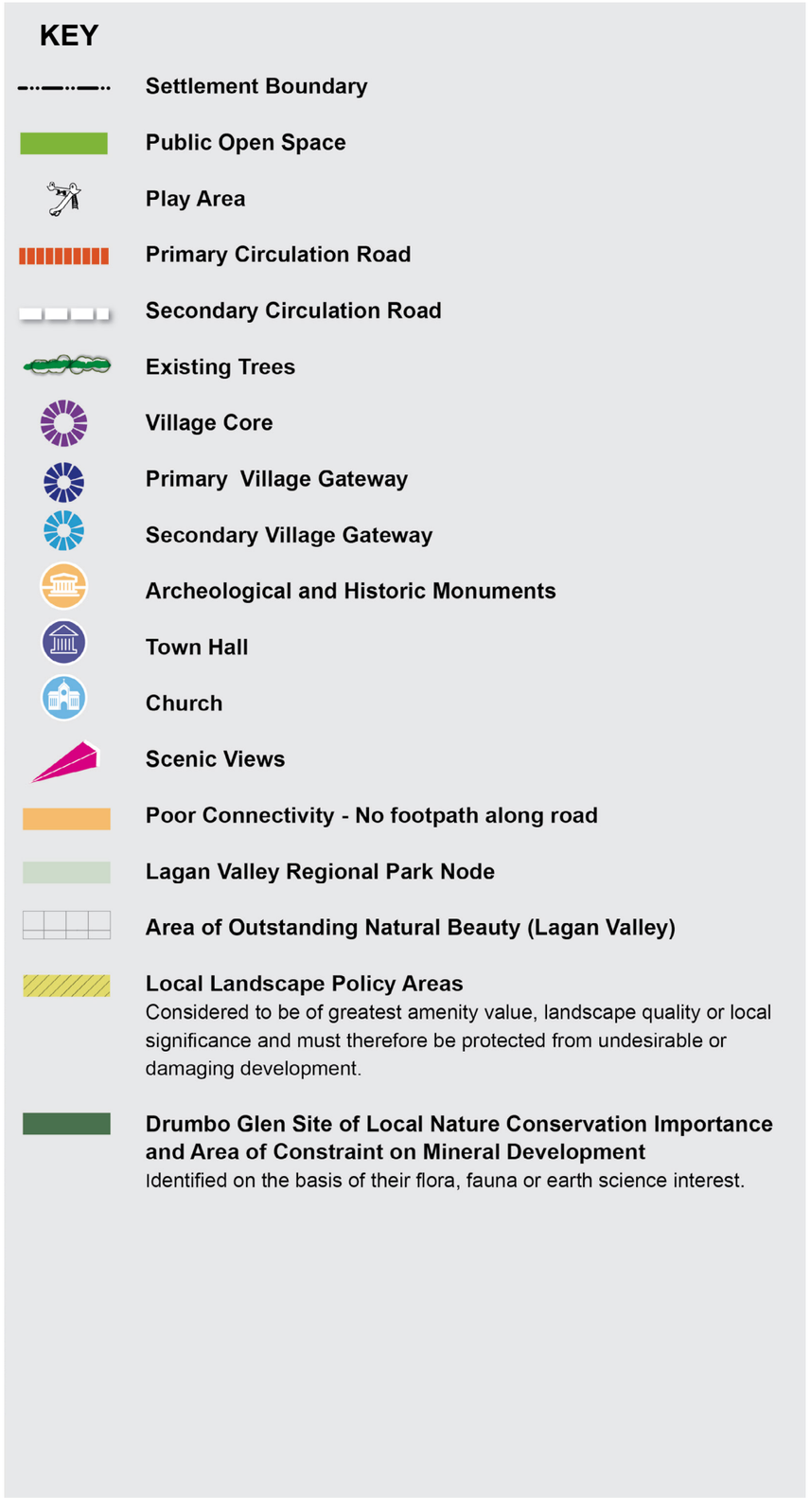
Site Analysis

Strengths

- Drumbo has a strong sense of community spirit with both the community planning conversation and community barbecue events being well attended. A community association has been in operation for ten years and meets on a regular basis;
- The residents of Drumbo perceive the village to be a safe and pleasant place to live. The area experiences very few social problems although there have been some issues with flags and kerb painting. The committee have a close relationship with the District Policing Partnership which supports this safe environment;
- Drumbo has many built and natural assets including Drumbo Glen, the Round Tower, Water Pump and the general setting of the village is a major asset in itself;
- Spectacular views of the surrounding countryside and Lagan Valley Area of Outstanding Natural Beauty; and
- Location and proximity to Belfast.

Weaknesses

- The village has had limited investment in its environmental surroundings which has become dated. The village lacks a civic core, street furniture, information / signage, with existing features such as the standard lighting which does not enhance the character of the village;
- The water pump is an important part of the heritage of Drumbo, however its setting is negatively impacted by bland paving and overhead services;
- The lack of civic / meeting space or recreational facilities may increase the feeling of social isolation. There is however a football field and a children's play park which is well utilised;
- Footpaths are absent in parts of the village. The roads outside of the main village core are rural roads which are poorly maintained and unlit. The feeder roads have dangerous bends and speeding traffic is a concern;
- Offering some services in the village, the Presbyterian Church has facilities such as a youth club and a girls/boys brigade however there is a perception that these are not open to everyone;
- There is limited provision for the older population of Drumbo, in terms of events, social outlets and information programmes etc.;
- There is a lack of parking in the village. The Community Association have identified a space in the village which they feel could provide additional car parking and was included in the plans for the public realm scheme. This scheme has been granted planning permission however has not yet been implemented due to funding constraints;
- With no neighbourhood watch scheme, there have been episodes of car theft in Drumbo;
- A prominent issue highlighted by the community is that of integration between those living in different parts of the village. There is a strong sense of 'them and us'. The Community Association has attempted to address this in the past; and
- Drumbo Glen is a beautiful area however it has become overgrown and difficult to access due to its steep sides. The Glen does not currently have a public right of way but has been used by the public for many years. Ideas have been put forward to develop this area as a recreational resource. However there are issues with ownership and funding has been a constraint to date.




N
PINEHILL RD
DRUMBO GLEN
FRONT RD
MEALOUGH RD
DRUMBO RD
BACK RD
LITTERINGTON GARDENS
FRONT RD
Site Analysis Plan - Not to scale

Section 04

Opportunities

A number of opportunities have been identified by the community, which range from improvements to the streetscape and environmental quality, to better exploiting the assets available such as the spectacular natural surroundings and heritage of the village.

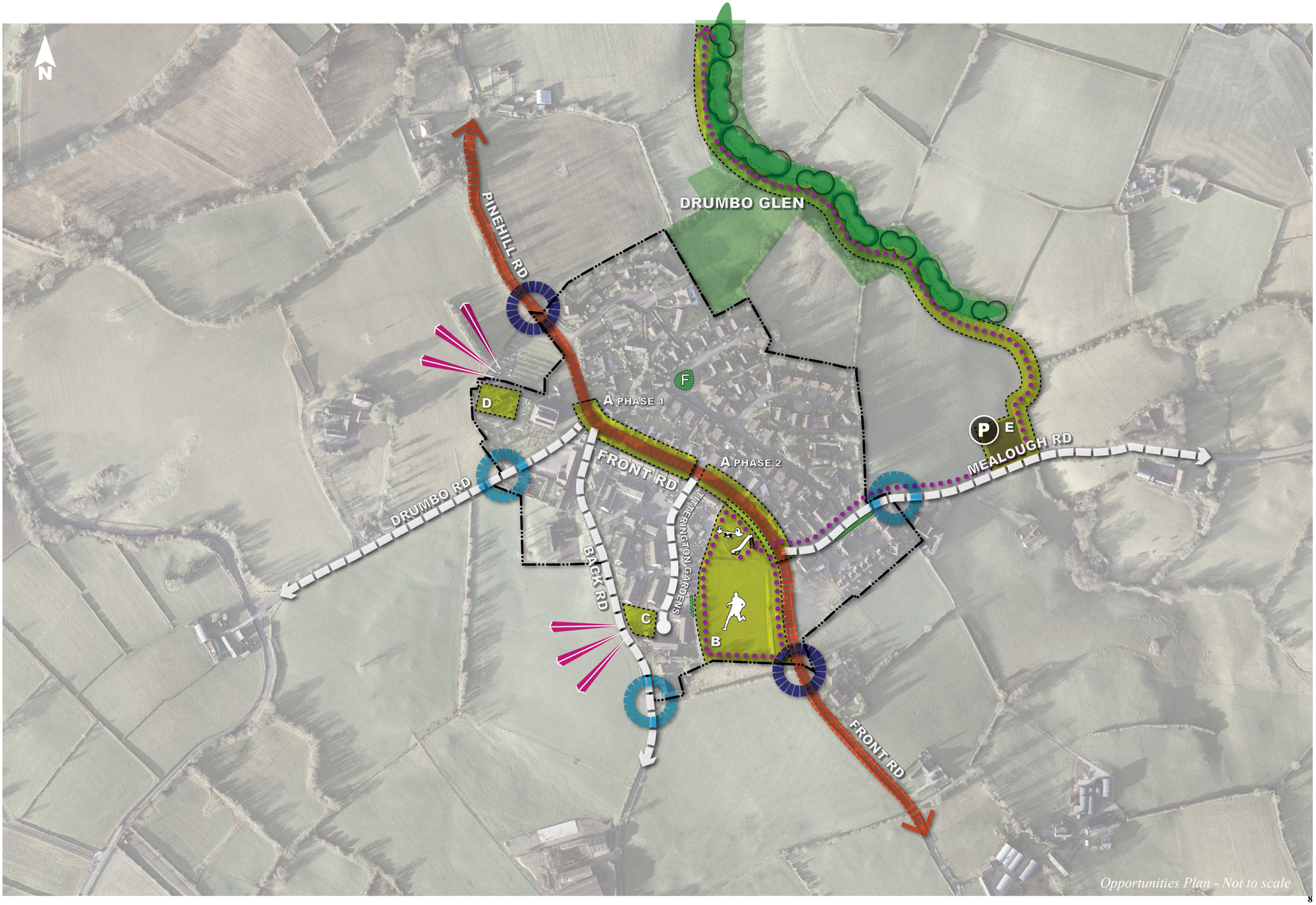
The Drumbo & District Community Association has been established for ten years and continues to be very active. The association has been extremely proactive in working towards a public realm enhancement scheme for the centre of Drumbo, focusing on the lands around the water pump. Planning permission has been granted for this scheme and it is crucial that the project is progressed prior to the planning permission expiring.
An important part of the proposed scheme is the undergrounding of services which currently clutters the townscape.

Other projects identified aim to improve upon leisure and recreational facilities in the village, utilising existing assets such as the playing fields. Ideas have also been put forward to improve green spaces in and around residential areas.

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

KEY

- Settlement Boundary
- Primary Circulation Road
- Secondary Circulation Road
- Existing Trees
- Primary Village Gateway
- Secondary Village Gateway
- Scenic Views
- Playing Fields
- Drumbo Glen Site of Local Nature Conservation Importance and Area of Constraint on Mineral Development
  Identified on the basis of their flora, fauna or earth science interest.
- Opportunities
- A Environmental Improvements
- B Leisure and Recreation
- C Communal Space
- D The Round Tower
- E Access to Drumbo Glen
- F Green Area Maintenance
- Proposed Walkway
- P Proposed Small Parking Area



Opportunities Plan - Not to scale

Section 04

Opportunities

A | ENVIRONMENTAL IMPROVEMENTS

PHASE 1

The main priority for the village of Drumbo is to take advantage of its built and natural assets, including the historic water pump. The community have progressed the design of a public realm scheme in this area which has the potential to significantly enhance the village, however to date funding has not been available to implement the scheme. The improvements surrounding the pump should include distinctive lighting, benches and paving. The undergrounding of services is critical to reduce clutter and would greatly enhance the character of the village, allowing historic buildings and the surrounding countryside to be fully appreciated. Depending on the budget / funding available, the following elements should also be considered:

Additional Street Parking

There appears to be a noticeable lack of parking in Drumbo, with many residents parking on footpaths outside their home. The residents of Drumbo have highlighted a location along Front Road where additional parking could be achieved. This could be accompanied by new planting and seating to improve the amenity of the area. This solution was included in the design progressed by the community and granted planning approval (Reference: S/2012/0638/F).

Junction Resurfacing

Traffic speed was identified as a major concern for the community, particularly at the central junction (Pinehill Road / Front Road / Drumbo Road). Improvements should consider a solution for traffic calming such as a raised or delineated paved surface.

Way-finding / Gateway Signage

Way finding / interpretation should be incorporated into the public realm scheme. Should the budget not be available in the short term it could be incorporated within the second phase of the project. Signage would be particularly beneficial in and around the central core of Drumbo and at the key entrances to the village.

PHASE 2

The section of Front Road, extending south from the access to Titterington Gardens would benefit from a planting scheme to the existing verge which would greatly improve the amenity of the area. Alongside this, the footpath terminates at this point, which restricts pedestrian access further south along Front Road. There may be the potential to provide a footpath / walkway along the inside of the hedge on the playing field lands. This would improve access to the play park and playing fields, including the future leisure and recreation projects. There is even greater potential to tie this access point into a larger ‘highway to health’ project, incorporating a walking route and outdoor adult fitness equipment around the boundary of the playing fields.

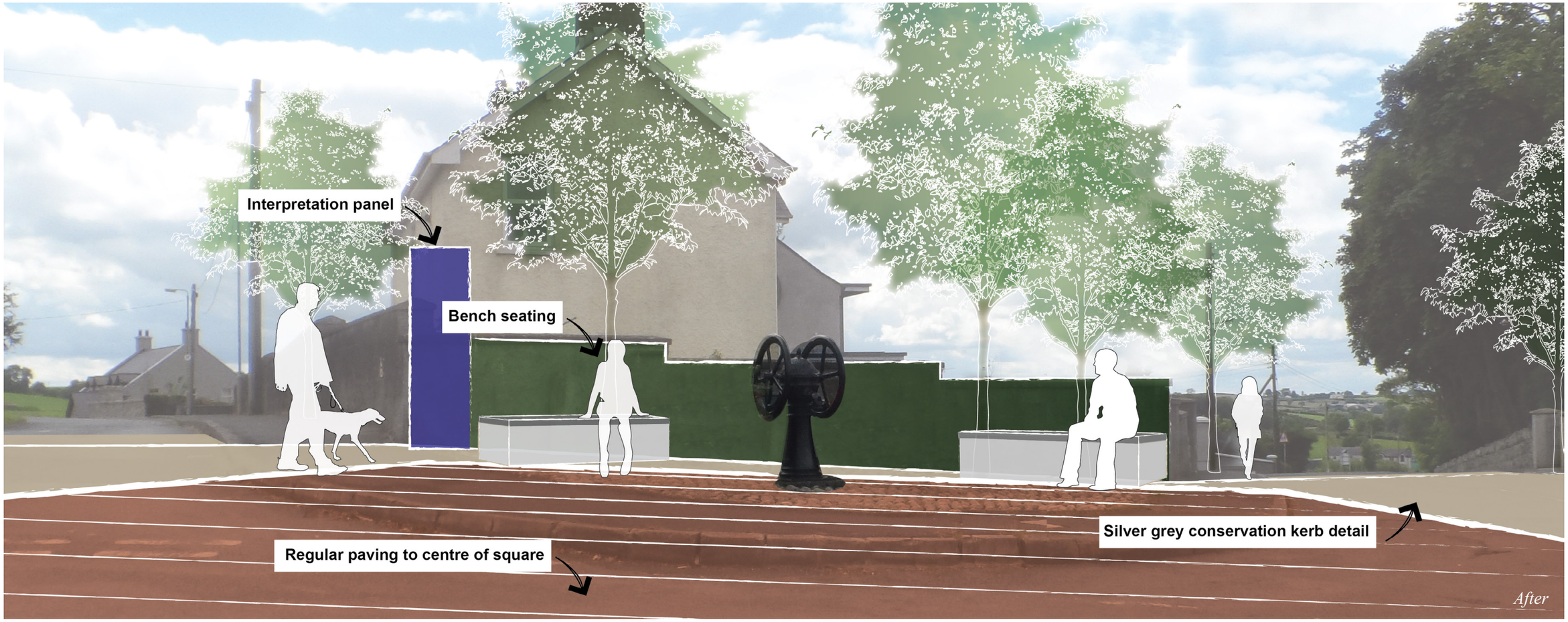


Indicative Environmental Improvements - Not to scale



Location Plan


Before



After

Section 04

Opportunities

B | LEISURE AND RECREATION

Highway to Health

There is potential create a ‘highway to health’ walking route around the playing fields which could incorporate outdoor adult fitness equipment. This would benefit all members of the community.

Men’s Shed Association

It has been highlighted that limited facilities are available for older people within the community. In particular, the older men in the village are interested in opening a ‘Men’s Shed Association’. This would involve developing a venue for men in the village to meet and socialise. There is potential to accommodate this in the vicinity of the playing fields.

Community Garden

A Community Garden could provide an additional leisure resource which would complement the ‘Men’s Shed’ project and help encourage community integration. Potential sites suitable for community gardens within the settlement development limits of Drumbo are limited, however there may be a suitable area to accommodate such a project on land directly to the south of the playing field, which has the benefit of being well accessed and will help position this area as the leisure and recreation hub.

Multi-use games area for older children

The play park is well used by younger kids, however, there appears to be a lack of facilities for teenagers. A multi-use games area (MUGA) could be provided for the older children, possibly next to the play park and football pitch, again building on this area as a leisure hub with a range of complementary activities.



Example: Highway to Health / Adult Fitness Equipment



Community Garden



Men’s Shed Association

KEY

- Play area
- Football pitch
- Primary circulation road
- Secondary circulation road
- Primary Village Gateway
- Crossing
- Proposed Playing Fields Entrance
- Men's shed
- Adult Fitness Equipment
- Highway to Health
- Potential Community Gardens Site



Indicative Layout

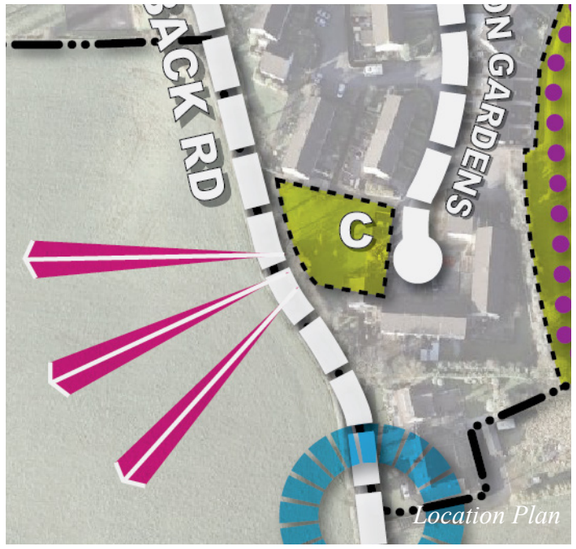
Section 04

Opportunities

C | TITTERINGTON GARDENS COMMUNAL SPACE

Located at the end of 'Titterington Gardens' there is an open green space which has great potential. Residents have highlighted the need for additional parking space and have encouraged the Northern Ireland Housing Executive to implement a scheme which utilises some of the verges for parking. As this area needs to be functional for local residents, the Village Renewal Plan would support this proposal. However, the additional parking should be complimented with improvements to the remainder of the green space to enhance its use by local residents. This would include the provision of seating and landscaping. Advantage should be taken of the spectacular views out over the surrounding countryside.

In addition, Titterington Gardens has access to the playing field which could be enhanced. This access could tie nicely into the highway to health thus providing the community with access to an exciting recreational resource.



Location Plan


Existing



Indicative Layout

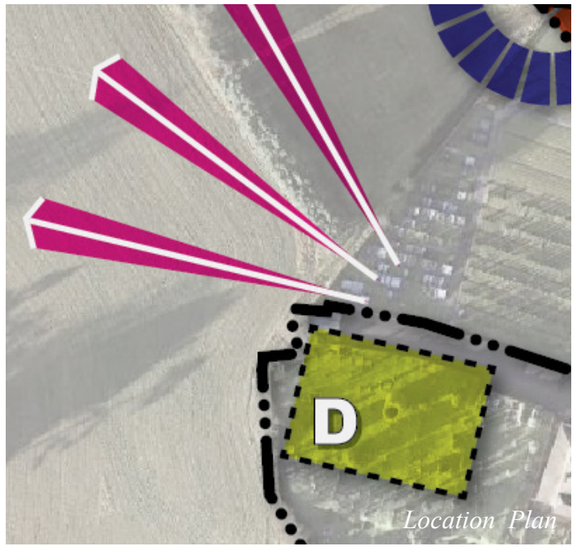

Existing Access to Playing Fields

Section 04

Opportunities

D | THE ROUND TOWER

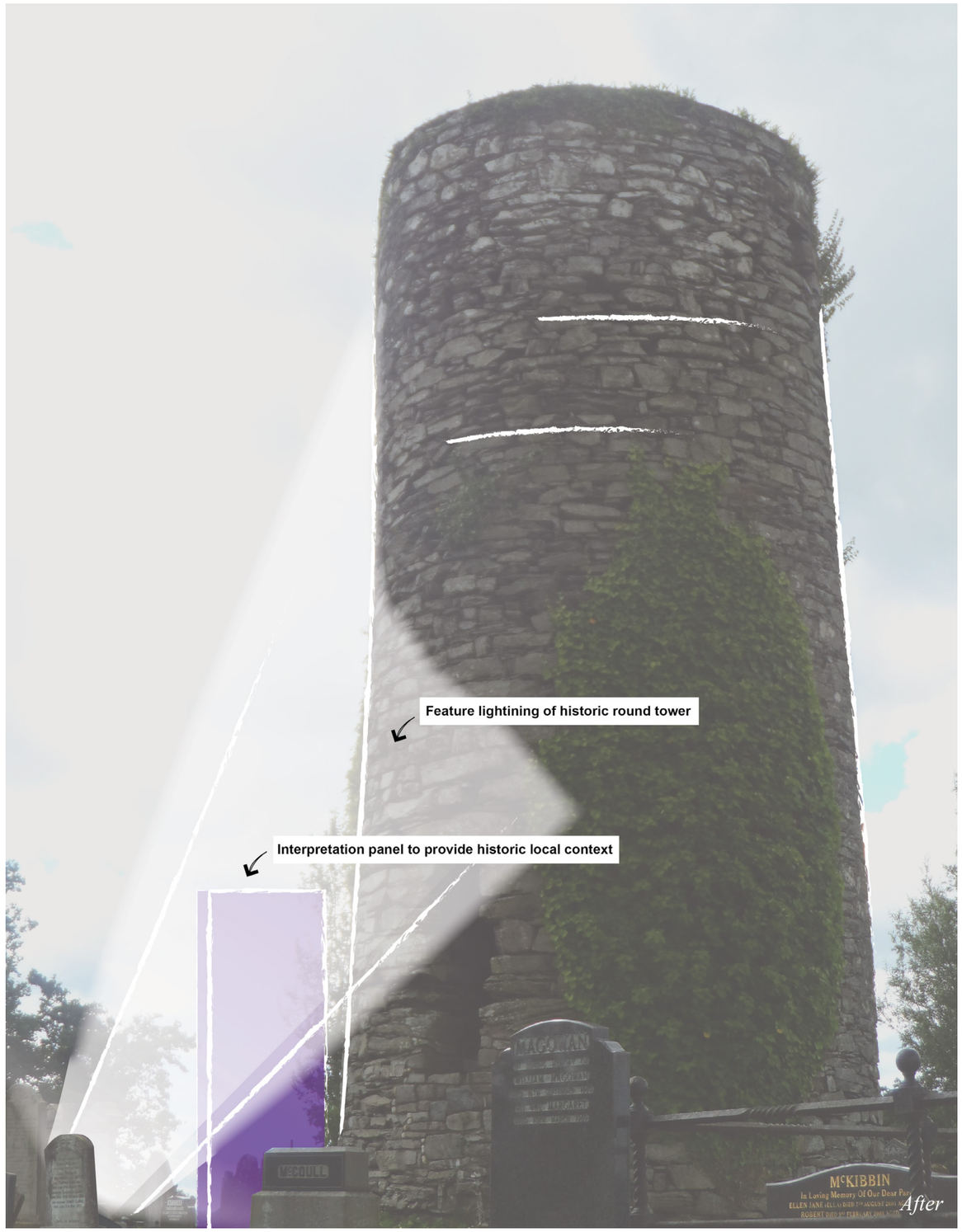
One of the dominant features in the village is the ‘Round Tower’. The Round Tower is a historical feature located behind the church and can be seen from a great distance due to its prominent location. The tower would benefit from an innovative lighting scheme and interpretation panels to enable residents and visitors to learn about the heritage of the village. From here there are amazing views over the surrounding countryside.



Location Plan



Before



After

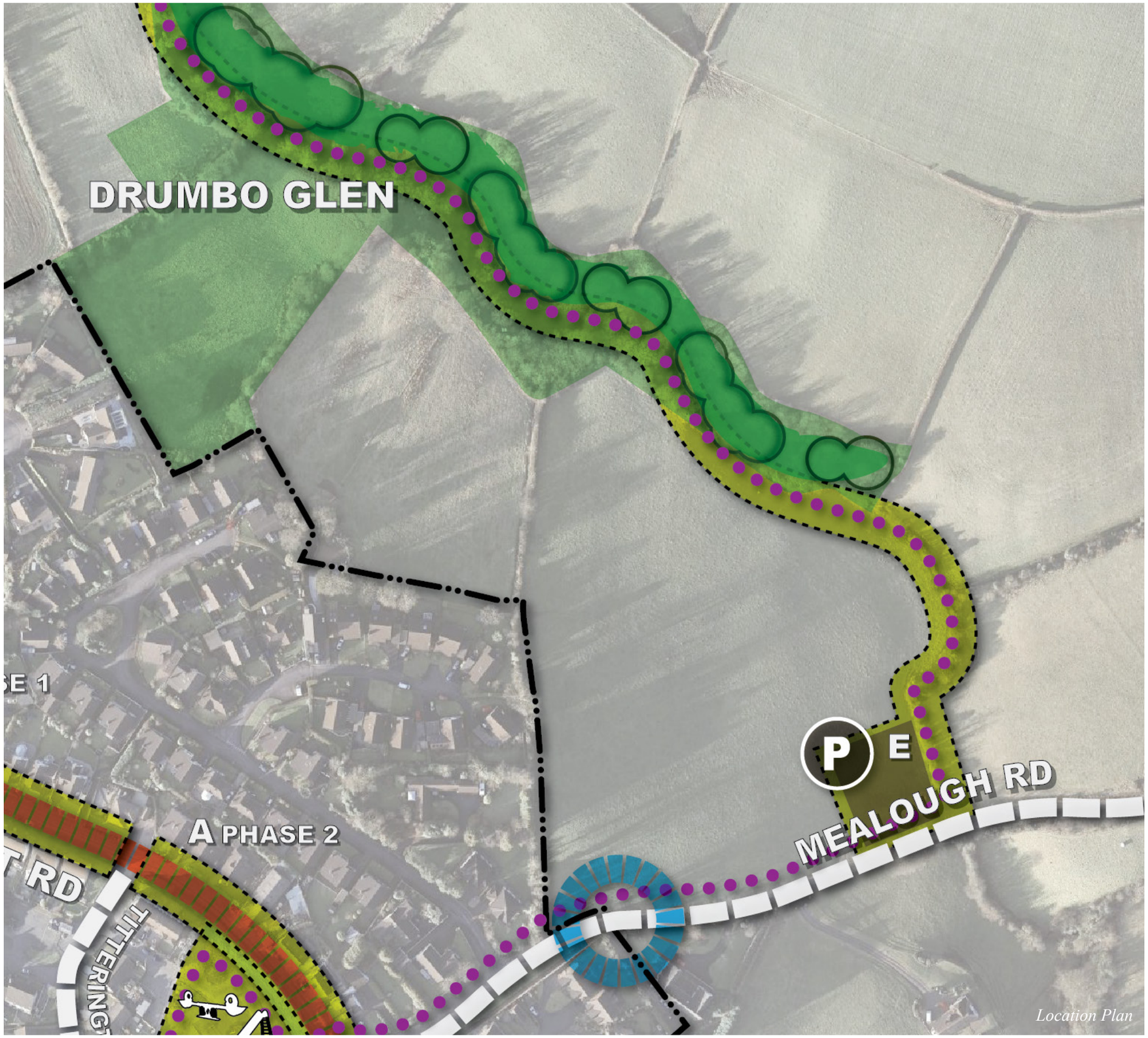
Section 04

Opportunities

E | ACCESS TO DRUMBO GLEN

It was highlighted during consultation with the community that access to Drumbo Glen is restricted / hindered due to overgrown vegetation and steep topography. The Glen does not currently have a public right of way but has been used by the public for many years. Suggestions have been made to develop this area as a recreational resource however there are issues with ownership and funding which have stymied this idea.

This idea presents a real opportunity and the Action Plan would encourage the reopening of discussions in order to progress this project further.



Location Plan



Drumbo Glen

Section 04

Opportunities

F | MAINTENANCE & ENHANCEMENT OF GREEN AREAS

There is an opportunity to enhance the green spaces in and around residential areas and verges alongside public roads.

By taking care of these areas and possibly including planting and seating, this would greatly improve the aesthetics of Drumbo and also increase the safety of its residents. At present, the Glenside Park roundabout for example can restrict visibility for drivers.

In the first instance it will be important to identify the ownership of these areas and seek to encourage the owners to better maintain or enhance the vegetation. With the agreement of Transport NI, the publicly adopted grass verges could be enhanced with additional planting / landscaping.



Glenside Park



Mealough Road (West)



Mealough Road (East)

Section 05

Implementation

This plan is designed to improve the social and economic fabric of the village. It is essential for the community to work in partnership with the council and other partners to oversee the implementation of the Village Renewal Plan.

The 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. The source of funding will often dictate the order in which tasks need to be undertaken, for example the Rural Development Programme expects all statutory consents to be place before the funding application is submitted. There are many sources of funding available (some of which have been illustrated) for the projects and initiatives set out within this Village Renewal Plan and the Village Renewal Steering Group should keep track of the opening and closing dates for applications. It is important to note that not all of these may be open at the current time and others may come in to operation during the lifetime of this plan.

The Action Plan also provides an indication of the priority level of each project based on discussions with key stakeholders during plan preparation. Alongside this, the lead delivery agent is noted, which will often be LCCC. Key stakeholders have also been noted. These may be interested groups who should be engaged during project implementation or those who agreement must be sought such as a private landowners or statutory bodies.

LCCC Lisburn & Castlereagh City Council

Groundwork Northern Ireland

Alpha A Lagan Company

BOMBARDIER AEROSPACE

BOMBARDIER

The Ove Arup Foundation

Department of Agriculture, Environment and Rural Affairs

Department for Infrastructure

ef Esmée Fairbairn Foundation

W Garfield Weston Foundation

heritage lottery fund

The Prince's Countryside Fund

rural Development Programme

The Trusthouse Charitable Foundation

the Tudor trust

Ulster Garden Villages Limited

Section 05

Action Plan

	Regeneration Initiative	Actions required (the order in which actions should be undertaken will be informed by the criteria / requirements of the funding body. The actions below are indicative).	Priority Level H- High M-Medium L- Low	Timeframe for Delivery Short (0-3 years) Medium (3-9 years) Long (9+ years)	Lead Delivery Agent	Stakeholders	Potential Funding Source
A	ENVIRONMENTAL IMPROVEMENTS						
	Phase 1	• Planning permission is already secured • Review design and have detailed costings prepared • Prepare business case and funding application • Instruct contractors • Implementation • Continuous engagement with DfI to encourage the traffic situation to be reviewed and actions put in place	H	S	LCCC	Com, DfI	
	Phase 2	• Design scheme and seek funding	M	M-L	LCCC	LCCC, Com	
B	LEISURE AND RECREATION						
	1: Highway to Health / Adult Fitness Equipment 2. Men's Shed 3. Community Garden 4. Multi Use Games Area	• Design Scheme • Secure Statutory Consents • Prepare business case and funding application • Instruct contractors • Implementation	H	M	LCCC	LCCC,Com	
C	TITTERINGTON GARDENS COMMUNAL SPACE	• Secure agreement from landowners and statutory bodies • Design Scheme • Seek funding • Statutory Consents • Implementation	M	M	NIHE, LCCC	Com	

	Regeneration Initiative	Actions required (the order in which actions should be undertaken will be informed by the criteria / requirements of the funding body. The actions below are indicative).	Priority Level H- High M-Medium L- Low	Timeframe for Delivery Short (0-3 years) Medium (3-9 years) Long (9+ years)	Lead Delivery Agent	Stakeholders	Potential Funding Source
D	THE ROUND TOWER	• Secure agreement from landowners and statutory bodies • Design Scheme • Seek funding • Statutory Consents • Implementation	L	M-L	LCCC, Pres	Priv, Com, DAERA	
E	ACCESS TO DRUMBO GLEN	• Secure agreement from landowners and statutory bodies • Design Scheme • Seek funding • Statutory Consents • Implementation	L	L	LCCC, Priv	Priv, Com, DAERA	
F	MAINTENANCE & ENHANCEMENT OF GREEN AREAS	• Continuous engagement with relevant statutory bodies to encourage maintenance and upkeep.	M	M	DfI, LCCC, NIHE	Com	

Com	Community Groups
DfI	Department for Infrastructure
DAERA	Department for Agriculture, Environment and Rural Affairs
LCCC	Lisburn and Castlereagh City Council
NIHE	Northern Ireland Housing Executive
Priv	Private Landowners
Pres	Presbyterian Church

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

Job number 250220-00

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