



## Introduction

Having carefully considered the information obtained from the baseline assessment, a vision was created which seeks to maximise the opportunity and minimise constraint.

The vision was carefully developed in conjunction with the client and project steering group. The vision is the keystone of the CUIDF and fulfils the following purposes:

- Strategic Visioning – it provides an understanding of where we want to get to.
- Identification of Roles – it will promote the strengths of the three areas whilst recognising the complementary role each has to play within the Borough Council area.
- Guiding Development – it provides a strategic context to guide decision making and influence investment from both the public, private and voluntary sectors.
- Future Planning – it acts as a tool to assist in the preparation of an Area Plan.
- Future Positioning – the vision will be realistic and provide a clear understanding of where the study area and each centre aspire to be in 2022 (taking account of the realisation of LGR).

## The vision:

In 2020 Carryduff, Dundonald and Forestside will be vibrant centres and a focus for investment. The three centres will be accessible and have good linkages. The centres will complement each other, while fulfilling a unique role, having a clear sense of identity and providing residents with a sense of place and belonging. The centres will radiate confidence and innovation as they position themselves as forward looking centres which can accommodate new concepts and where emerging growth sectors can locate. Collectively, the centres will provide a basis to strengthen the appeal of the urban area as an attractive and distinctive place to live, work, play and visit having a full complement of uses from major tourism/leisure activities, a wide range of retailing and employment opportunities. It will be the sum of the three centres which contributes to the strength of the urban area and provides a platform from which to project a confident and prosperous urban area fitting of its position within the Belfast Metropolitan Area. Each of the three centres will perform a distinct role.



## The Vision for each centre has been formulated based on the outputs from Stage 1

### Carryduff

Carryduff will be a modern, cohesive, and easily accessible exemplary new (prototype) town centre. This rejuvenated town centre will blend established local retailers with new concepts in e-retailing<sup>3</sup> (although this is not at the exclusion of a new conventional retail development). It will provide opportunities for people living and working in the town centre and promote an evening economy based on cultural and leisure activities. The focal point of the town will be a central mixed use building which at its heart will consist of a new civic space (semi covered) enclosed by units designed to be flexible and which can be easily reconfigured to suit a range of town centre uses. Alongside the focal building the natural environment of the town centre will be enhanced, attracting people to spend time and use the facilities of the centre.

### Dundonald

Dundonald will consist of three attractive, interconnected areas with Dundonald Leisure Park (DLP<sup>4</sup>) being complemented by the Comber Road and Dundonald Local Centre. DLP will be the economic driver for Dundonald. A brand will be created which will assist in growing its competitiveness. New developments will promote and enhance this area as the main leisure/tourism offer within the Borough and be a key attractor for day visitors from across Northern Ireland. The Comber Road will provide an attractive and relaxed local shopping environment easily accessible to the surrounding residential area. Dundonald Local Centre will continue to provide the primary retail offer supported by local services and businesses on the Comber Road. Through the creation of key linkages and improvements in the setting of the Local Centre the area will be better positioned to capitalise on the spin off effects from new developments. Enhanced linkages within and through Moat Park and the Comber Greenway which explains the local significance of these two places, will strengthen the sense of place experienced by residents whilst also improving accessibility.

### Forestsides

Forestsides<sup>5</sup> will be a competitive highly accessible location which will provide for a diverse range of businesses in order to balance the dominance of retail development. The area will consist of retail and office developments, innovative businesses, local businesses as well as places to eat and relax. The area will market itself as a distinctive location drawing on the high quality built heritage for premium office development and business innovation start-ups. Improvements in public realm will enhance visual and physical permeability attracting people to spend time and use the facilities at the centre.

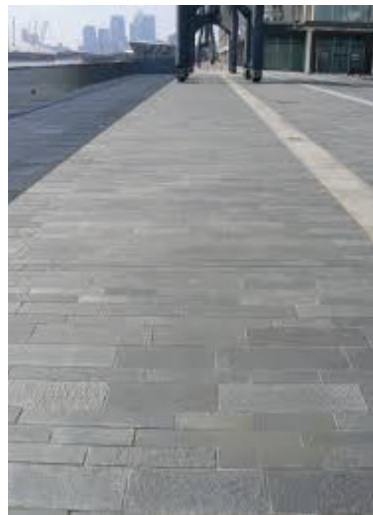
<sup>3</sup> Reference to e retailing opportunities centres on the growth of Shopping Walls and Online and Remote Shopping.

<sup>4</sup> Reference to DLP includes Council owned lands and lands in public and private ownership.

<sup>5</sup> The reference to Forestsides includes Forestsides Shopping Centre, Drumkeen Retail Park, the Council offices and lands between and including the Homebase store.

## Strategic Regeneration Objectives for the CUIDF

	Carryduff	Dundonald		Forestsides
		Local Centre	Comber Road	DLP
To develop a focal point / heart within the study area	x			x
To capture retail spend within the study area and promote appropriately scaled new retail developments	x	x	x	x
To sustain and enhance the range of businesses and employment opportunities within the study area	x	x	x	x
To develop a range of development opportunities sites which will assist in attracting new investment	x	x		x
To invest in a high quality public realm to underpin investment within the study areas	x	x	x	x
To improve access to, from and within the study areas in order that future growth of the defined Urban Area is supported by its road network and encourages the use of sustainable transport measures	x	x	x	x
To develop Dundonald Leisure Park as a major leisure/tourism destination				x



One of the key outputs from the public consultation exercise was the endorsement of the project vision for the 3 centres.

The vision is also supported by a series of regeneration objectives which have been formulated as a tool against which future development proposals and investment decisions can be measured.

# The Development Framework

03



## Introduction

In order for the vision to be realised and for the three centres to enjoy the economic, social and environmental benefit which will flow from the proposals, it is vital that projects are pursued across the Borough Council Area.

That said, such is the urgency in addressing the scale of decline within Carryduff, it may be that projects within this area should be prioritised and the case for intervention by Council considered.

Overall, the implementation of individual proposals will be dependent on the forging of a successful partnership between Council, government departments, the community and voluntary sector and the private sector.

The Development Framework proposals are presented on an area basis.



## Carryduff

### Existing Situation

The Ballynahinch Road runs through the heart of Carryduff and has the effect of driving a wedge through the heart of the town centre. Carryduff Shopping Centre serves as the primary retail centre for Carryduff, while the Lowes Industrial Estate provides local employment opportunities. The shopping centre has a tired appearance and because it was designed on a covered mall shopping centre, it does not provide for a traditional high street environment which is typical of most town centres.

Emerson House and the associated units in the north of the town centre provide a range of services and this is where the majority of takeaways and restaurants are located. The surgery and pharmacy are located in the south of the town centre at the busy junction of Hillsborough Road/ Ballynahinch Road and separated from other service uses.

The Carryduff Library and Killynure House care home are located in the east of the town centre along Church Road adjacent to the Carryduff Shopping Centre. These form an additional part of the town centre services, however they are relatively isolated from the other retail and service units.

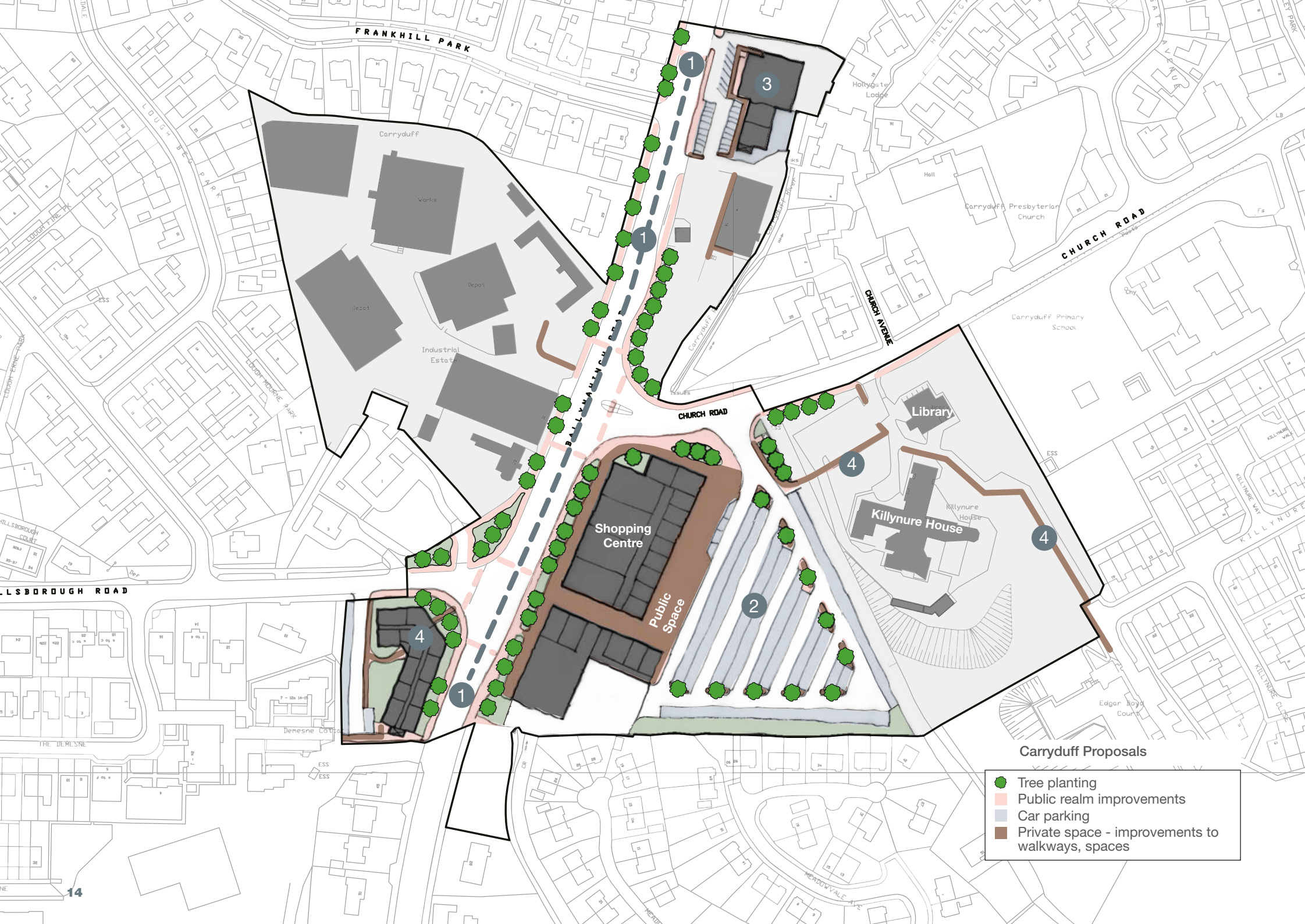
The majority of the road junctions within the town centre are operating close to or at capacity. On-street parking is limited due to the Ballynahinch Road being an A class road. However, there is an abundance of off-street parking which is free and consequentially there is little incentive for pedestrian activity between the various uses in the centre.

There is limited public realm in the area. Landscaping has been used around the shopping centre to soften the amount of car parking, but appears dated. The dominance of the Ballynahinch Road is clear and the town centre has little to no sense of place. There is no focal point within the centre.

Carryduff town centre functions as a local service centre with a basic retail offer, as opposed to a town centre which displays a broad mix of uses. It is clear that the centre suffers from its proximity to other major retail centres including Belfast City and Forestside Shopping Centre.

The strength of the centre is derived more from its service provision including local community and civic infrastructure including the library and healthcare provision than from any of its retail functions. There is a limited recreation and leisure offer within the centre, which might assist in attracting the necessary footfall needed to change this balance.

While the area is well served by the local road network and regional public transport it has a low level of environmental quality and the main road through the centre acts as a physical and psychological barrier. The layout of the town centre makes it difficult to visit without using a car to make short journeys between parts of the centre.



FRANKHILL PARK

Carryduff

Works

Depot

Industrial Estate

Shopping Centre

Public Space

Library

Killynure House

Killynure House

Demesne Cottages

Edgar Boyd Court

**Carryduff Proposals**

- Tree planting
- Public realm improvements
- Car parking
- Private space - improvements to walkways, spaces