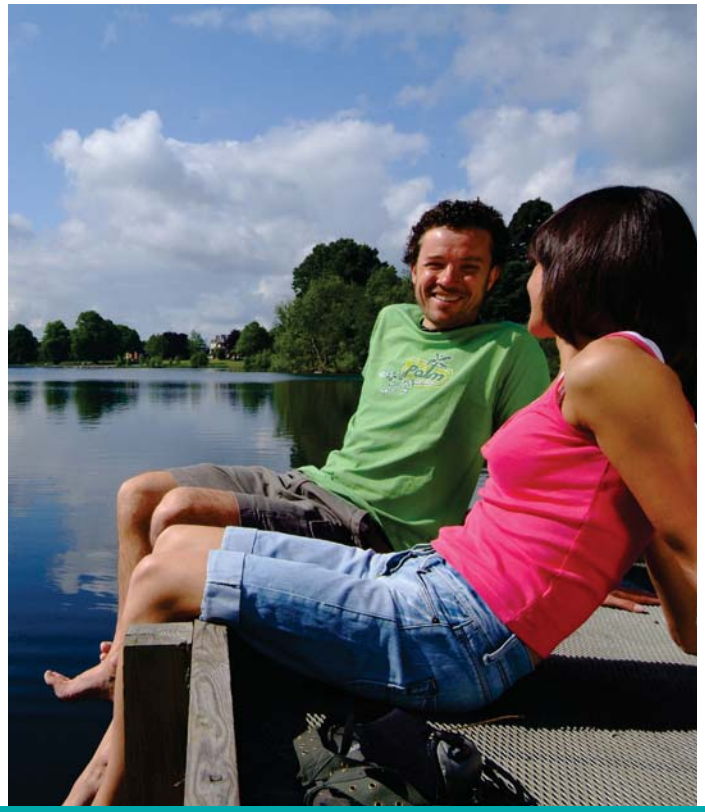


Craigavon Integrated Development Framework

Executive Summary

July 2010

CRAIGAVON Borough Council

Department for Social Development

About the CIDF

The Craigavon Integrated Development Framework was commissioned in January 2009 by the Department for Social Development and Craigavon Borough Council to set out the basis for the future growth and development of Central Craigavon, Lurgan and Portadown town centres.

This CIDF is an important step in dealing with the challenges faced by the three town centres. It shows how Central Craigavon, Lurgan and Portadown can benefit from a co-ordinated and integrated approach to development and regeneration. In addition, it details what this means for each centre.

What it does mean is a complementary alliance of lively and welcoming centres, accessible to all. It means that the whole range of facilities will be available locally and that business will want to invest in our town centres.

It means that the future in Craigavon will be a better place.

The most important part of the document is the Implementation and Delivery Plan. This sets out exactly how we will make the change, with specific responsibilities for particular organisations. It demonstrates how serious we are about transforming our centres, and just how the vision will be made a reality.

The purpose of the Craigavon Integrated Development Framework (CIDF) is to guide how the three town centres of Central Craigavon, Lurgan and Portadown will develop and thrive over the next 20 years.

The preparation of the CIDF was closely informed by a specially formed Advisory Group that comprises stakeholders (including representation from Lurgan Forward and Portadown 2000), landowners, Councillors, and senior officers from the Council and the Department for Social Development. The process has been built around this focused group, with meetings being held in April, June, July and August 2009 and February 2010 to ensure that the views and needs of each of the town centres were taken into account.

The document headlines are set out below.

THE CIDF HEADLINES

The key recommendations in this document are as follows:

"3C" – the 3 centres as the complete package:

- Between the three town centres, there will be the complete range of commercial, social, cultural and community activities.
- The centres will capitalise on the heritage and open space assets that they have.
- The town centres will be well connected with one another and easy to access by foot, cycle, public transport and car.
- The town centres will work together in ways that benefit them all.
- The town centres will be the focus for economic development.
- The renewal of each town will be marked by a flagship regeneration scheme.

The individual town centres:

- Central Craigavon:
  expansion to include 'big' retail and leisure (of a scale that will not be attracted to Lurgan or Portadown)
  civic offices
  better links with surrounding communities

- Lurgan:
  a bustling but relaxed traditional market town centre in a pleasant setting
  independent retailers and cafes as well as chains
  nurturing an arts and crafts niche

- Portadown:
  mix of local and national retailers
  culture and leisure
  riverside living, working and relaxing

Overall, around £22M of investment in the centres is identified in the Action Plan at the end of the CIDF.

About the CIDF

Increased competition and likely reductions in public spending mean it is vital that the three town centres work together now.

Set out below is why the CIDF is so important to the future of the three town centres.

A GOLDEN OPPORTUNITY – WHY THE CIDF IS SO IMPORTANT

- It shows how the three centres can work together to their mutual benefit.
- It will influence external investment decisions, by public agencies and the private sector.
- It demonstrates to everybody – residents, businesses, people and organisations based elsewhere – that Craigavon is serious about regeneration and change.
- It offers guidance to developers and agencies on the high expectations that we have for change and how we can help to achieve them.
- It provides the Council with an implementation-focused strategic plan that can be used as a delivery mechanism.
- It adds weight to the regeneration plans started in the Portadown and Lurgan Development Frameworks.
- It reduces the danger of the Craigavon centres being left behind by other places, each of which have their own plans.
- It focuses on the town centres, which are the most accessible, sustainable and inclusive (with opportunities for “shared spaces”) of all locations.
- It recognises that the problems are serious but not insurmountable.

The Vision

The CIDF has an integrated vision for the three centres, which has been carefully developed and shaped by the CIDF Advisory Group, and forms the bedrock of the strategy. The vision has multiple purposes, which are:

- To provide a shared understanding of where we collectively want to get to.
- To provide a tool for assessing individual development proposals and more strategic regeneration plans when they come forward – they should be discouraged if they are not contributing towards delivering the vision.
- To establish the relative future roles of the three centres – how they can function in a co-ordinated way for the benefit of the population of Craigavon as a whole.
- To provide a strategic, stakeholder-endorsed context for public and private sector decision making, such as decisions on investment and policy.
- To help to maximise value from individual sites by demonstrating how they fit into a wider improvement programme

The vision is that:

In 2020, the three centres of Portadown, Lurgan and Central Craigavon will be a focus for investment, fitting for Northern Ireland's fourth-largest urban area. Craigavon will have three complementary and successful centres all with a unique offer within Northern Ireland, each having a distinct role and identity, and each benefiting from a greatly enhanced environment and range of facilities. Craigavon will have forged a reputation as a place with the full retail, leisure and office offer. People will enjoy visiting the centres to spend time and shop, and this will support a range of commercial, social, cultural, and community activities. The distinctiveness of the individual centres will provide an offer for the Craigavon urban area as a whole (and beyond) that is greater than the sum of the parts. The centres will have transformed the image of Craigavon into a place that looks forward with confidence and optimism, leaving the legacy of the Troubles behind; a place where people actively choose to live, shop and spend their leisure time, and businesses choose to invest.

Each of the three centres will perform a distinct role:

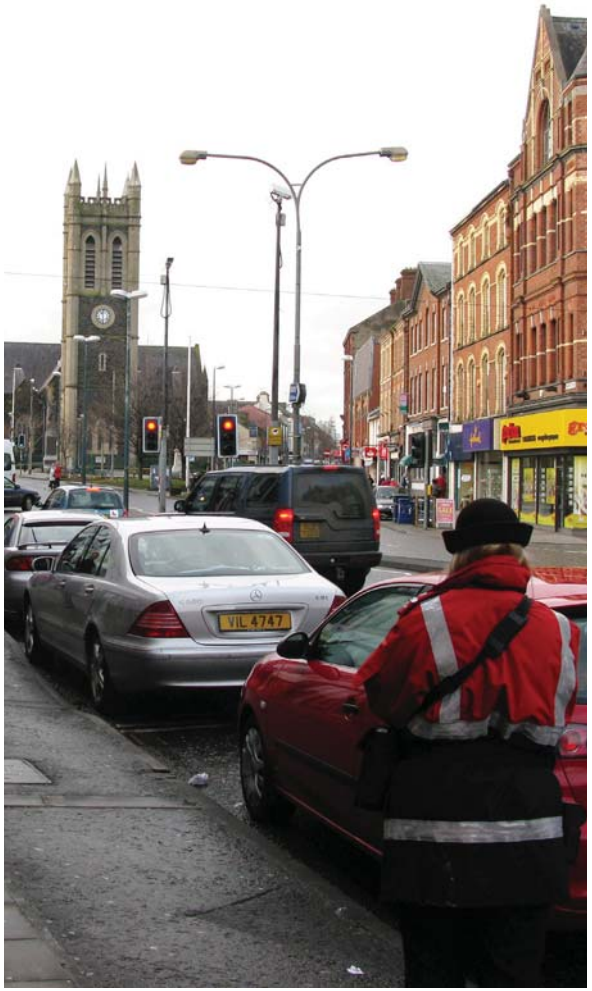
Portadown will be a thriving traditional town centre, with a rich mix of local and national retailers, places to eat, relax and sample culture, and modern office accommodation. People will be living in the town centre. A rediscovered and rejuvenated riverside area will have become a location for modern, flagship mixed use development, centred around leisure and town centre living. The town will have become a regional public transport interchange, focused on Portadown station, attracting people from a wide area without over-reliance on car travel.

Lurgan will be a vibrant traditional town centre with a reputation based on an exemplary variety of local independent retailers, businesses, restaurants, bars and facilities (although not to the exclusion of national chains) that attract shoppers and visitors from near and far whilst catering for the day-to-day needs of the local population. People will come to Lurgan for a relaxed shopping and leisure experience, with a reputation for arts and crafts, food and clothes. There will be a range of places to work and live, all within a convivial setting that makes the most of the park and lake, linking them to the High Street. The town centre environment will be enhanced, attracting people to enjoy time there. The town centre, with a variety of businesses, will be the place of work for many local people.

Like Portadown and Lurgan, Central Craigavon will continue to be an economic driver for the region. Its shops, leisure facilities, offices and services will continue to be typically larger than those found in the traditional town centres, but will be integrated with the immediate catchment areas. It will be set in a green environment offering outdoor recreation for the people who live there, visitors and employees. Its character will have changed to be attractive to all users, not just those with cars, and developments will have been planned to create a stronger sense of place and to make the centre more readily accessible. It will play its full part in strengthening the overall offer of the three centres, and further developments will be managed to achieve this goal. Each of the centres will be:

- Well-connected by foot, cycle, public transport and car.
- Linked by a fast, high quality bus rapid transit corridor.
- Easy and pleasant to walk about.
- Welcoming to visitors, with a unique offer to tourists.
- Neutral places to be enjoyed by all, regardless of background.

The Vision



- Able to accommodate and support a variety of businesses.
- Attractive places in which to live, work and invest.
- Noted for their heritage and/or quality of environment.
- Seen as exemplars of town centre development and regeneration.
- Environmentally sustainable.
- Places to make those living around them proud, with something for everyone.
- Boosted by a flagship regeneration scheme.

Craigavon's centres will have been reborn as the result of working together to implement a series of carefully co-ordinated interventions, some of them quite small, but all of them working towards a common understanding that they are stronger together.

Integration

The “integration” is just as important as the “vision”. A co-ordinated strategy is the only option. Each of the three centres ploughing their own furrows could result in a number of scenarios, none of which would benefit the wider Craigavon population. Perhaps the most likely would be continued decline for Lurgan and Portadown, which would be unacceptable.

There are many positive reasons for pursuing this co-ordinated strategy and vision. They include the following:

- Only together can the three centres provide the complete offer. There is nowhere near enough demand for shops, services and facilities to expect each centre to be able to provide everything. Only by viewing the centres as inter-related hubs in a single catchment, combining the respective “mini-catchments” to achieve a critical mass, can a higher level of services than currently exists be justified.

- The three centres genuinely are complementary. Each has something different to offer, and each can exploit its own niches. They can become even more complementary. We can call this concept “3C” – one Craigavon, with three distinct but closely linked town centres.

- Some necessary interventions can only function effectively on a three-centre basis. For example, a public transport strategy and a tourism strategy have to operate at a strategic level.

- A united front needs to be presented to potential investors. They will need confidence that the centres can work together. An “us against them” attitude will drag us all down.

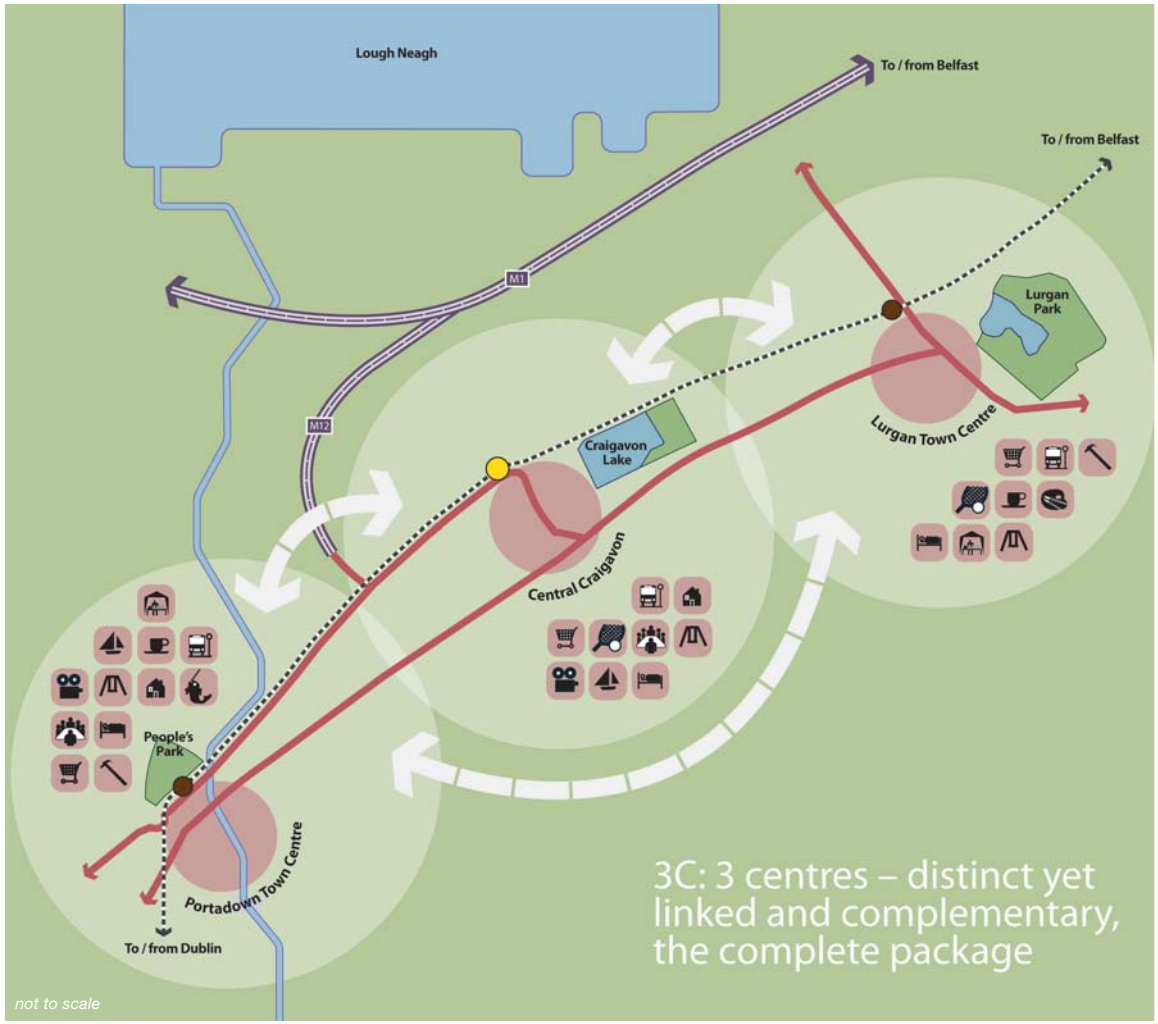
- At a practical level, and in a period of squeezed public finances, achieving economies of scale and sharing resources makes sound sense. For example, each of the three centres would find it more difficult to support their own town centre management operations than feed off a shared structure for all the centres.

- The Review of Public Administration (RPA) was set up by the Northern Ireland Executive in 2002 to help modernise and reform the public sector. As part of this review, the number of councils in Northern Ireland will be reduced and will be given extra responsibilities and powers. Under the review Craigavon will become part of a wider structure with Armagh and Banbridge, and a co-ordinated voice promoting the regeneration needs of Central Craigavon, Lurgan and Portadown will be much more effective and better heard than three smaller voices.

Three Strong Centres

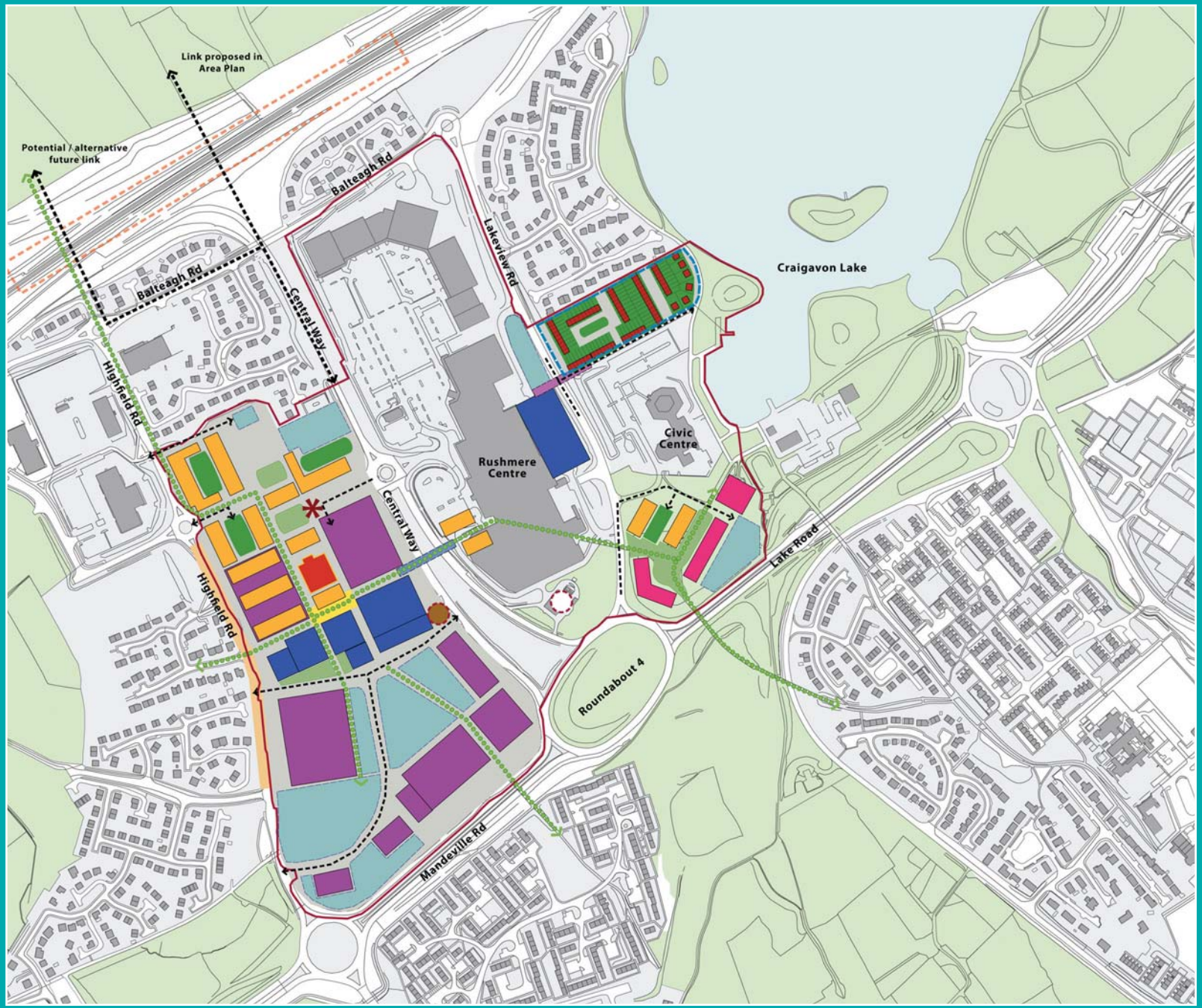
Within the CIDF, a Masterplan for each of the centres illustrates not only the development sites available, but also how they should best be developed in line with the goals of the CIDF as well as in an integrated manner.

The diagram below illustrates the relationship between the three centres. It is clear there is an overlap in the offer of the towns; however each can develop a niche for itself as part of a complete offer for people, living, working and visiting the borough.



The CIDF Diagram

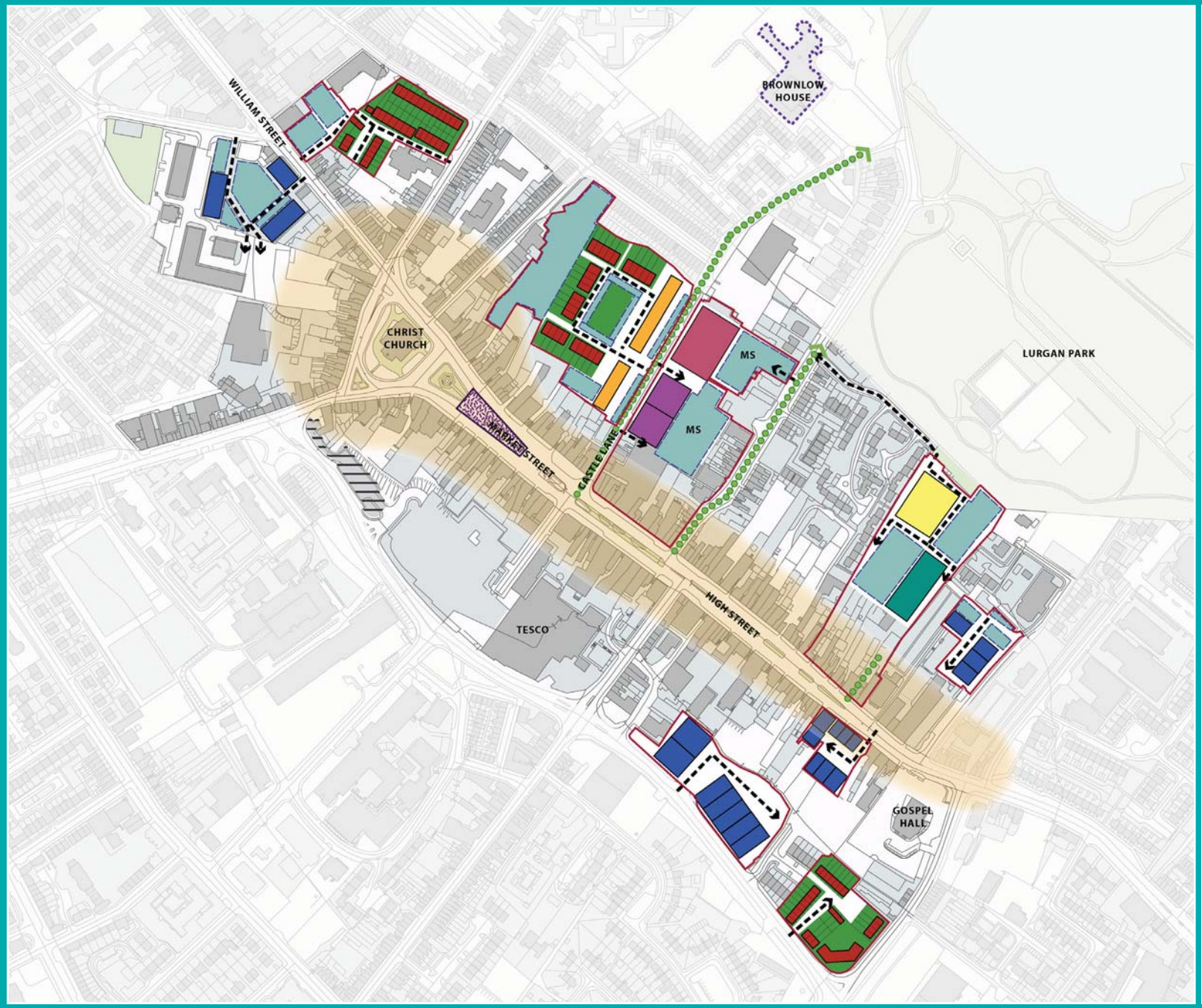
Central Craigavon Masterplan



Key

- Large sized footprint for retail
- Medium sized footprint for retail/leisure/community use
- Flexible blocks for commercial/ residential use (3 to 5 storeys)
- Houses
- Marlborough House
- Hotel/conference venue
- Improved bridge
- Existing pedestrian bridge
- Key pedestrian routes
- Key vehicular routes
- Area of search for new station
- Car parking areas
- Potential civic centre expansion (alternative to housing)
- Private amenity/green areas
- Public space
- Main square
- Traffic calmed street
- New petrol station location
- Existing petrol station
- Bus hub
- Town centre boundary

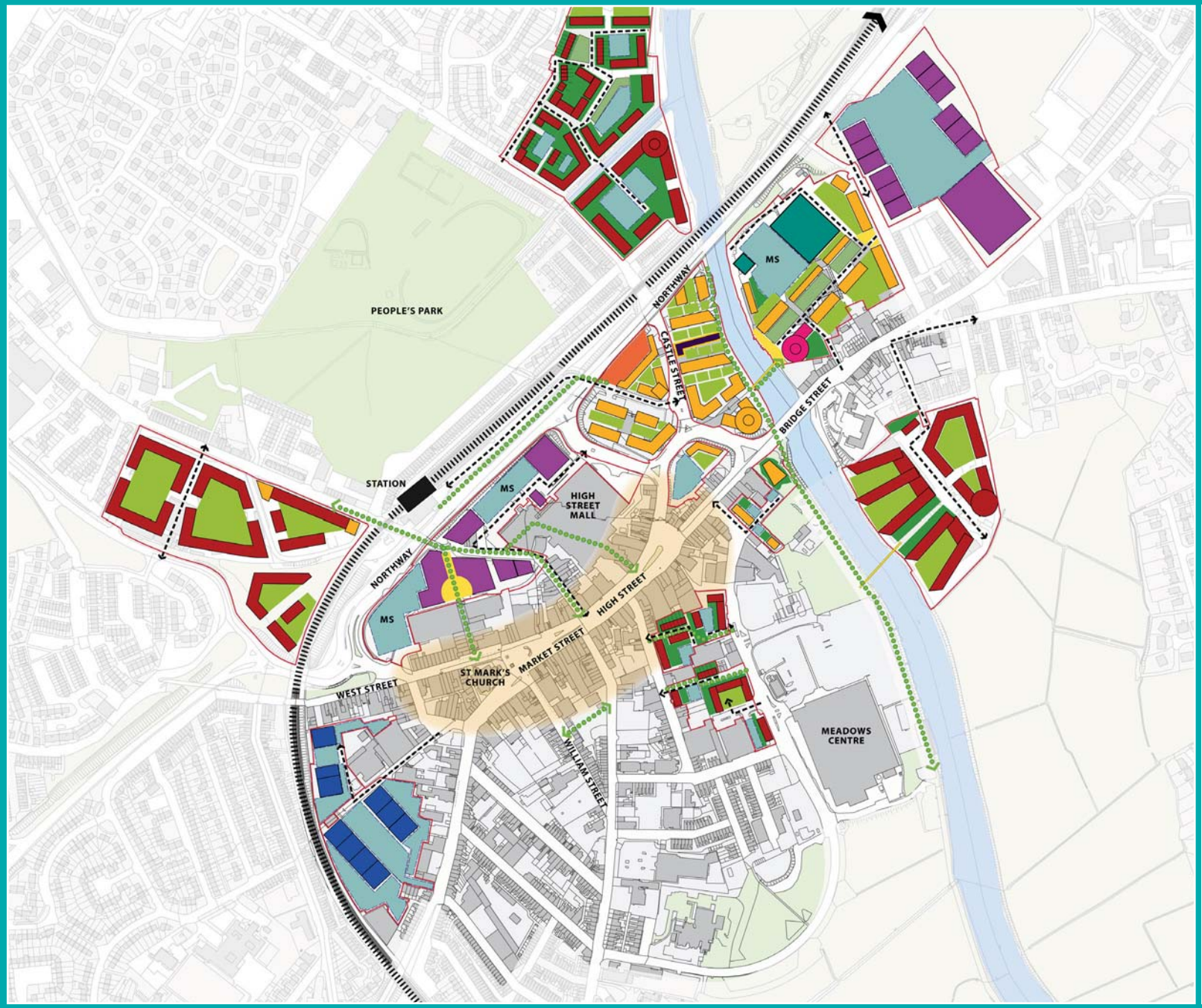
Lurgan Masterplan



Key

- Site boundary
- Retail
- Leisure/community use
- Medium sized footprint for work-space/light workshops
- Flexible blocks for commercial/ residential use (3 to 5 storeys)
- Health
- Historic core - mixed town centre uses (shops, bars, cafes, services)
- Residential
- Hotel
- Key vehicular movement
- Car parking areas (MS=multistorey)
- Private amenity/green areas
- Private amenity areas with undercroft car parking
- Key opportunity for tourism - related uses (Brownlow House)
- Pedestrian routes
- Weekly market space

Portadown Masterplan



Key

- Retail
- Leisure/community use
- Medium sized footprint for work-space/light workshops
- Flexible blocks for commercial/ residential use (3 to 5 storeys)
- Historic core - mixed town centre uses (shops, bars, cafes, services)
- Residential
- Key vehicular movement
- Key pedestrian routes
- Car parking areas (MS=multistorey)
- Private amenity/green areas
- Private amenity areas with undercroft car parking
- Site boundary
- Retained building
- Square
- Public Space
- Hotel
- Transport interchange

Implementation and Delivery

Given the many public sector powers, resources and assets that will still lie outside the Council (even after RPA), the development of a specific regeneration public partnership structure is likely to be the most effective way to achieve the collaborative, co-ordinated, strategic approach and necessary leadership to bring about delivery. The strengthening of public partnership working across the council area can help to deliver improvements to the town centres. The CIDF recommends the creation of a new public regeneration partnership to be known as the Craigavon Integrated Regeneration Partnership (CIRP). The role and structure of the proposed partnership is laid out below.

Craigavon Integrated Regeneration Partnership	
Role and Remit	To focus and drive regeneration efforts (including implementation of the CIDF) across the Borough by co-ordinating and focussing the public sector agencies (and their resources) on the identified and agreed regeneration priorities.
Structure	Partnership structure working to clearly defined set of objectives and targets. The partnership members will set the objectives and targets (based upon the identified and agreed regeneration priorities – e.g. the CIDF and the town centre frameworks) and 'sign up' to supporting their delivery. The partnership will be public sector led, as the focus is on ensuring that public sector resources and interventions address regeneration priorities. It will report progress to the Council on a regular basis. Importantly there will be guidance from local private sector stakeholders built into the structure (and possible continuation of the CIDF Advisory Group as a 'Critical Friend'). This is to ensure that the partnership remains cognisant of, and responsive to, the private sector. Information will flow in both directions between local stakeholder groups and the partnership.
Membership	The key members, of which there should be a maximum of 12, and their respective roles within the partnership will be as follows: • Local and senior politicians – Their role will be to provide leadership and direction to the partnership. The influence, authority and mandate to ensure that all the key public sector agencies engage as necessary with the partnership and the delivery of its targets and objectives. They will also bring accountability and a mandate for decision making; • Local leads and senior decision makers from public sector agencies –Their role will be to report to partnership on the relevant work, resources and strategies of their agency and to work with the partnership to achieve its objectives. The exact membership is to be determined by the partnership, but it is felt that it should include DSD, DRD, Roads Service, DoE, Planning Service, NIHE, NIR/Translink, SHSSB; • Key council officers – Their role will also be to report to partnership relevant work, resources and strategies of the Council and to work with the partnership to achieve its objectives. They will also service, support and facilitate the partnership in undertaking its work, as well as monitor/chase progress on delivery on behalf of the partnership.
Actions	• The partnership will drive, guide and deliver regeneration across the Borough by: • Setting regeneration priorities and targets (with reference to existing agreed strategies and priorities, and to private sector needs) • Ensuring where possible that the strategies and investment decisions of public agencies reflect and work towards those priorities and targets. • Overseeing and co-ordinating delivery of these regeneration priorities and targets, by driving and monitoring progress.

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
Borough Wide								
1	Establishment of the borough-wide Craigavon Integrated Regeneration Partnership (CIRP)	CBC,DSD, PoI	H	I	N/A	CBC, DSD, DRD, PS, SIB, Trans, PoI, RA, INI	All	• CBC to lead • Agree roles and remit • Get engagement and sign-up from politicians and key public sector agencies • Formalise structure including town centre stakeholder representation.

Key

Priority:
L – Low,
M – Medium,
H – High

Timeframe:
I – Immediate,
S – Short,
M – Medium,
L –Long

Acronyms: Delivery Agents/ Stakeholders:
CBC - Craigavon Borough Council
DSD - Department of Social Development
DRD - Department of regional Development
PS - Planning Service
Priv - Private landowner
Trans - Translink
NITB - Northern Ireland Tourist Board
NIEA - Northern Ireland Environment Agency

TCM - Town Centre manager
PoI - Politicians
CIRP – Craigavon Integrated Regeneration Partnership (suggested new mechanism)
SIB - Strategic Investment Board
PSNI - Police Service of Northern Ireland
INI - Invest NI
RA- Rivers Agency
NIHE- Northern Ireland Housing Executive

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
Portadown								
	Establishment of Portadown Gateway task group	CIRP, CBC, DSD, PoI	H	I	N/A	CBC, DSD, DRD, PS, SIB, Trans, PoI	P1,P2,P4,P10 P12, P13, P15,P16	• Establish town centre stakeholder representation • Undertake financial and delivery appraisal • Establish delivery structure
P1	Castle Street area	CIRP/ SIB to lead process, with CBC/ DSD support.	H	S	£500,000 Road realignment	CBC, DSD, DRD, PS, SIB, Priv	P2, P4	• Undertake combined financial and delivery appraisal with P2, P4, P6 • Identify appropriate mechanism for delivery. • Secure outline planning permission.
P2	Mall Car Parks	CIRP with CBC / DSD support	H	I	£4m – Infrastructure improvements	CBC, DSD, DRD, PS, Priv, Trans, SIB	P1, P4	• Undertake combined financial and delivery appraisal with P1, P4, P6 • Issue development brief to the market to gauge interest and ability to deliver appropriate development. • Bring site to the market.
P3	Market Street/High Street	Craigavon 3C's manager to manage town centre improvement fund.	H	S	£200,000	CBC, DSD, PS, Priv, TCM		• Identify funding for facade improvements, Environmental Improvements etc
P4	Portadown Train Station	CBC/DSD/CIRP	H	M	£3m - rebuild	CBC, DSD, Trans	P1, P2	• Undertake combined financial and delivery appraisal with P1, P2, P6 • Identify appropriate mechanism for delivery. • Lobby Translink
P5	Edenderry	CBC/DSD/ CIRP to lead	L	L	£4m – Northway improvements	CBC, DRD, Priv, NIEA		• Work with private sector to overcome infrastructure, access and planning issues
P6	Shillington St/ Duke St	CBC/DSD/CIRP to lead.	H	L	N/A	CBC, DSD, PS		• Undertake combined financial and delivery appraisal with P1, P2, P4 • Identify appropriate mechanism for delivery.
P7	Improved marketing of Portadown market	3C'c manager	H	S	£10,000	CBC/CIRP		• Marketing and management programme established for an improved weekly market.
P8	Parking Strategy Implemented across the 3Cs	CIRP	H	S		CBC/DSD/ DRD		• Implementation of a strategy across the 3Cs. Previous work by Atkins in 2005

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
P9	Hospitality/cultural quarter around William Street/Market Street/West Street	CIRP	M	M	£5000	Priv	P3, P7	• Investigate and promote development of evening economy in this area of Portadown
P10	Riverside Green Walk	CIRP	M	S	£100,000	PS	P1	• Improvements to public realm to bring more people down to the riverside as amenity space.
P11	New work spaces in the town centre	CIRP	M	M	N/A	INI, PS	P6	• Development of new workspaces within Portadown through development brief process or land sale.
P12	Multi storey car park as part of development scheme	CIRP	H	S	£2.4m	PS,	P1, P2	• Develop multi storey car park as part of an integrated development scheme linked to Portadown train station.
P13	Flood mitigation measures introduced	CIRP	H	M		PS, RA	P1, P5	• Investigate measures to facilitate development of riverside sites
P14	Effective marketing and promotion of development sites	CIRP	H	S	£10,000		P1, P2, P3, P4, P5, P6	• CIRP to market development sites in the town to public and private sector.
P15	Implementation of the People's Park Masterplan.	CBC/DSD	H	S			P2, P4, P16	• PEACE III funding to be secured to implement People's Park master plan and implement shared space agenda
P16	Tunnel Improvements	CIRP/CBC/DSD	H	S	£0.27- £1.2m	DRD	P2, P4, P15	• PEACE III funding to be secured to carry out improvements to Tunnel previously identified by Scott Wilson Ltd
P17	Continued community group work to bring communities closer together in the town.	CIRP/ CBC	H	S	N/A	Community groups, PSNI	All	• Continuation of community and PSNI work to break down community barriers and develop shared space agenda.
P18	Town centre events programme	CIRP/TCM	H	S	£5000	Community groups	All	• Funding through CIRP to initiated increased town events programme following shared space agenda.
P19	Strategy to develop a cultural quarter and associated feasibility work.	CIRP/ CBC	M	M	£5000		All	• Possible funding for initiative through CBC

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
P20	Development brief put out to the market for priority regeneration scheme.	CIRP/DSD/CBC	H	S	£20000	PS/ consultancy /SIB	P1, P2	• DSD to transfer DRD car park in order to put out a development brief for regeneration of Portadown town centre, • Development brief prepared to go out to the market to gauge interest.
P21	Portadown Town Hall	CBC	H	S	£1m	NA	NA	• CBC to manage redevelopment of the Town Hall for community benefit as well as the regeneration benefits to the town centre.
Lurgan								
L1	Castle Lane West	Private sector to lead, guided by CBC/CIRP	H	I	N/A	CBC, Priv	L2	• Guidance on suitable uses • Use covenant and element of ownership to achieve suitable uses • Assist with marketing
L2	Castle Lane East	Private sector supported by CBC/ CIRP	H	I	£20,000	CBC, Priv	L1	• Support redevelopment through land assembly powers • Encourage location of Health Centre • Development brief on DRD car park
L3	Johnson's Row site	CBC/CIRP to lead	H	M/L	£50,000	CBC, PS, DRD, Priv, NIEA		• Flexibility on application of conservation area status in a very small number of locations to allow form of access from High Street • Redevelopment guidance • Townscape heritage funding
L4	Future Public Realm works	CBC/CIRP to lead	M	M/L	£2m	CBC, DSD, PS	L1, L2, L7	• Identify locations for future works. • Identify funds • Directly procure and grant fund improvements
L5	Millennium Way completion	DRD/CIRP to lead	M	M		CBC, DRD		• Identify route • Identify future funding to complete project

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
L6	Millennium Way sites	Private sector lead	L	M/L		CBC, PS, DRD	L5	• Produce design guidance
L7	Lurgan Rail Crossing/ Improvements to station	Translink/ DRD to lead. Support from CIRP	H	M		CBC, DRD, Trans		• Identify possible solutions to signalling to allow less traffic disruption. Identify improvements to station as a goal of the CIRP
L8	Lurgan Park	TC Manager to lead	H	S	£500,000	CBC, DSD, NITB	L4	• Events Programme, • Improved signage to park, • Improved promotion, • Public realm improvements
L9	William Street sites	CBC/CIRP to lead	M	M	£200,000	CBC, NIEA, DSD		• Possible façade improvements. • Future development brief on DRD car parks or retained by CBC for starter business units
L10	Weekly Market	CBC/TCM	H	S	£10,000	CBC, TCM, DRD, DSD		• Establish a working group to develop, manage and promote a new weekly market.
L11	Shop front enhancements	CBC/DSD	H	S	£200,000	TCM, Priv	L9,L4	• Establish funding for façade improvements following DSD's ReStore Castle Street project in Belfast
L12	Flexible approach to conservation area to bring derelict buildings back into use	CIRP	H	S	N/A	PS, NIEA	L11	• Negotiate with PS and NIEA to allow derelict buildings to be developed in such a way as to encourage investment into the town
L13	Refurbishment of derelict buildings for residential and community uses	CIRP	H	S	£200,000	PS, NIEA, NIHE	L11, L9	• Negotiate with PS and NIEA to bring other uses into empty units. • Explore possible grant funding such as LOTS
L14	Effective marketing and promotion of Lurgan	CIRP, TCM	H	S	£20,000		All	• CIRP and TCM to develop and implement improved promotion and marketing to encourage future investment.
L15	Explore potential for hospitality and events at Brownlow House	CIRP	M	S/M	N/A	Priv	L14	• Open discussion with Orange Order to make better use of one of Lurgan's greatest assets.

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
L16	Develop a hospitality cluster around William Street/Market Street/Edward Street apex	CIRP, TCM	M	M	£10,000	Priv	L14	• Promotion of evening economy focussed in this area
L17	Continued community work on reducing sectarian division in the town centre to create a more positive image.	CIRP	H	S	N/A	Community groups, PSNI	All	• Community groups and PSNI continue to work together to improve image of Lurgan
L18	Strengthen and concentrate retail core in Market Street/High Street.	CIRP	H	M	£200,000	Priv	All	• Encourage retail investment into the town's core area with different funding streams, relaxed rates etc.
L19	Particular promotion of businesses (workshops, shops, market stalls etc) in targeted sectors: arts & crafts, food and produce, clothes.	CIRP	H	S/M	£100,000	Priv	All	• Investigate funding and rent/rates reductions to encourage investment
L20	Small and medium-sized workspaces at various locations.	CIRP/CBC	M	M	N/A		L9, L6	• Potential for council developed starter business units.
L21	New community and social care facilities, e.g. health centre.	CIRP	M	M	N/A	Priv	L2, L3	• CIRP to investigate and encourage private sector driven health centre proposal for the town
L22	Creation of a single point of contact for all possible grant/ funding schemes relevant to the town centre.	CIRP/ TCM/ DSD	H	S	N/A		L20,L19, L18, L16, L14, L13, L11, L10, L8, L4	• Promote through town centre management function
L23	Lurgan Town Hall	CBC	H	S	£1m	NA	NA	• CBC to manage redevelopment of the Town Hall for community benefit as well as the regeneration benefits to the town centre.
Central Craigavon								
C1	Land to East of Civic Centre	CBC to lead	M	S/M	£20,000	CBC, DSD, PS		• Produce development & marketing brief
C2	Land to North West of Civic Centre	CBC	L	L	N/A	CBC, PS		• Decision needed on retention for civic centre expansion (car parking)
C3	Rushmere Extension	CBC, DSD, DRD	M	M	N/A	CBC, DSD, DRD, PS, Priv		• Guide appropriate use and form of development through land disposal process.
C4	Lands between Highfield Road and Central Way	Private sector	M	M	N/A	CBC, DSD, DRD, PS, Priv		• Guide appropriate use and form of development through planning process.

CIDF Action Plan

Ref	Project	Lead Delivery Agency/Agencies	Priority	Timeframe	Indicative Cost	Other Delivery Agencies	Related Projects	Public Sector Actions
Transport								
T1	Implement existing parking strategies for Portadown and Lurgan	CBC, DRD	M	M	£50,000	Trans		• Act on 2005 recommendations
T2	Parking strategy for Central Craigavon	CBC, DRD	M	M	£10,000	Trans, PS	C1, C2, C3, C4	• Commission parking strategy
T3	Integrated Public Transport Strategy	CBC	H	S	£10,000	Trans, DRD	All	• Commission Public transport strategy
T4	Central Craigavon Station	CBC	M	M	£3m	Trans, DRD	C1, C2, C3, C4	• Continue investigation into viability of station
T5	High quality bus stops	CBC	H	S	£100,000	DRD, Trans	All P & L	• Include as part of public realm scheme
T6	Signed Parking route for Portadown and Lurgan	CBC	H	S	£50,000	DRD	All P & L	• Commission exercise to identify routes

Conclusion

Craigavon's three centres are alive with opportunity, but can be radically improved for the benefit of all local residents and businesses.

The CIDF sets out a wide array of specific projects. These will make a real difference. They will no less than transform the three centres, attracting many millions of pounds of investment and putting Central Craigavon, Lurgan and Portadown on the map for positive reasons.

To summarise, the recurrent themes running through the Craigavon Integrated Development Framework are that:

- The town centres of Central Craigavon, Lurgan and Portadown now have an excellent opportunity for development and regeneration by working in a coordinated manner.
- An integrated vision is in place to provide a shared understanding of where we are heading.
- As part of the integrated vision, there are a set of site-specific actions that will help to transform each town centre.
- Implementation is paramount, and the action plan sets out clear responsibilities for making sure that the vision becomes a reality via a host of individual projects.

It is now for the public authorities and a range of partners in the private sector to work together to show that the CIDF really can make the difference and the town centres meet their full potential.

The CIDF has been prepared in a time of recession. But recovery is now underway. The conditions are re-emerging for investment to flow. It is down to the public authorities to put into place the conditions to encourage the rejuvenation and rediscovery of the town centres. The CIDF shows how. Now it is time for action.