

Stranraer and Loch Ryan Waterfront Development Framework



For now and future generations



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Chairman's foreword

Stranraer is a town full of untapped potential. The move of Stena Line ferries from the waterfront to Cairnryan - just 5 miles up the road - has presented us with an unparalleled opportunity to enhance the town and improve its economic prospects.

The Stena Line move is excellent news for Stranraer on two fronts: there will be no job losses and it will give us the opportunity to reconnect the town centre to the waterfront.

The aim of creating a modern waterfront, as set out in the Development Framework, and using Loch Ryan as a watersport centre is ambitious and visionary. This has the potential to transform the look of Stranraer and help attract a substantially higher number of visitors to the area.

The Rhins Renewal Action Group (RRAG) members are as follows:

John Ross (Chairman), **Sam Scobie** (Vice Chairman), **Councillor Tommy Sloan**, **Councillor Willie Scobie**, **Lord Stair** and **David Shaw** of SEDG.

They are supported by officers from **Scottish Enterprise Dumfries and Galloway** and **Dumfries and Galloway Council**. The RRAG will be responsible for supporting the applications for funding to support the Stranraer Waterfront Development. Funding is currently being sought from Dumfries & Galloway Council, Scottish Enterprise and European Regional Development Fund.

I believe the plans set out by Scottish Enterprise Dumfries and Galloway and Dumfries and Galloway Council are the right way forward for Stranraer and Wigtownshire which is why I am delighted to serve as the chairman of the steering group that is overseeing the project.

I would urge everybody to get behind these plans to ensure that we seize this opportunity and work together to regenerate and improve Stranraer and release its full potential for now and for future generations.

John Ross, Chairman

Rhins Renewal Action Group



John Ross, Chairman,
Rhins Renewal Action Group.



PROJECT PART-FINANCED
BY THE EUROPEAN UNION

Europe and Scotland
Making it **work** together

A major UK tourist destination



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Introduction

Stranraer's waterfront, superbly situated at the head of Loch Ryan, is one of the town's defining attributes. While its natural assets and the historical legacy are important, it is also important to recognise Stranraer as a district capital and commercial trading centre with Ireland. The town lies at the south western tip of Scotland, at the shortest crossing point between mainland Britain and Northern Ireland which makes it a key strategic location.

Like many harbour towns in the UK, Stranraer's waterfront is under utilised and tired, however, existing circumstances provide the impetus for change.

The relocation of ferry operations to Cairnryan offers a magnificent opportunity for Stranraer to redevelop its waterfront, which will enhance the physical look of the town centre and reconnect it with Loch Ryan.

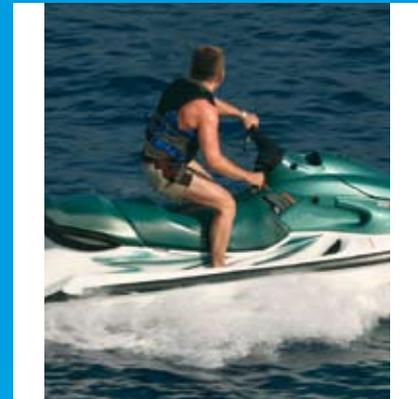
We believe Loch Ryan has the potential to become a major UK tourist destination. This self-contained area of seawater facing Stranraer make it an ideal centre for watersport and other leisure activities and, unlike areas such as Loch Lomond and Lake Windermere,

would not face a speed ban restriction. Through enhanced tourism, Stranraer's waterfront area would be capable of sustaining new commercial and residential developments which would benefit the town and the wider region.

While Stranraer has a lot going for it, it also has so much unrealised potential. If we are to stem the loss of young people and skilled workers from the community, prevent further decline of the town centre and local economy, improve housing stock in the area and build a more positive image of Stranraer then we must seize this opportunity with enthusiasm and a determination to see it succeed.

Scottish Enterprise Dumfries and Galloway and Dumfries and Galloway Council have set out a Development Framework of this nationally recognised project which has economic implications for the whole of Scotland.

Work has already started with the recent completion of our Development Framework document, which was produced earlier this year after extensive local consultation. This document provides what is intended to be a very useful and



Jet skiing – just one of the many potential activities.

readable summary of the key messages of the Development Framework.

The Rhins Renewal Action Group is keen to see that this information is circulated as widely as possible across all sections of the community and indeed, beyond the Rhins itself.

There are a number of significant issues highlighted in this document that we are now looking at in more depth. The Rhins Renewal Action Group is interested to hear any further thoughts on the development of the Stranraer and Loch Ryan Waterfront.

The Framework vision

The Development Framework has been guided by a single vision:

To reposition Stranraer and Loch Ryan as a distinctive and successful marine leisure destination.

This vision can only be delivered through change. However, this will be carefully managed change that will be guided by the following principles:

- **To reconnect the town centre with the waterfront.**
- **To encourage high quality, contemporary architectural design of new developments.**
- **To create a more pedestrian-friendly environment by investing in public space, and managing traffic and parking more effectively.**
- **To create opportunities and infrastructure for access to the water.**
- **To change perceptions of Stranraer from a ferry port to a leisure destination.**
- **To substantially increase the numbers of people who visit Stranraer and the surrounding area.**

Development concept

The development concept consists of a series of areas comprising of new business, housing, leisure and retail, anchored by a new marina to the west and a public transport interchange to the east.

The over-arching aim is to create a new focus on Loch Ryan while keeping a strong link to the existing town centre – resulting in the regeneration of both the waterfront and the town centre. In short, we are aiming to make Stranraer and its waterfront an attractive location in which people would choose to live, work, visit and spend leisure time.

At the core of the development concept there are important urban regeneration principles including the provision of additional housing, an attractive commercial and leisure offering, improved accessibility and movement, enhanced public space and opportunities for business and employment.

Unlocking pote

The Development outline

The proposals within the Development Framework are: Business, Community, Infrastructure and Environment, realising the vision and delivering for the community.

Business

Providing resources and infrastructure for business to grow and expand in Stranraer.

Community

Creating job opportunities and enhancing community living with improved facilities.

Environment

Maintaining and enhancing the unique environmental resources at Loch Ryan.



Stranraer and Loch Ryan Waterfront Development Framework

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ework are founded upon four elements,
and Environment, which are central to
community within Stranraer:

Infrastructure

Bringing under used and redundant sites
back into productive use and providing
the infrastructure necessary to capitalise on
Loch Ryan for marine leisure uses.

The Development Framework sets out
a number of activities and development
zones aimed at increasing opportunities,
facilities and encouraging investment and
growth. The zones include:

- A residential quarter
- Marina and marine leisure activities
- Business and commercial area
- Public Transport Interchange
- Mixed use commercial and residential area

The development area will remediate and
bring back into economic use 26 acres of
industrial land and can provide:

- 21,500 sq ft of new business space ranging from offices to smaller workspace studios.
- 100,000 sq ft of commercial space.
- A range of new homes including affordable properties in a new urban waterfront setting.

- A wide range of community, cultural leisure and entertainment uses.
- A new public transport interchange, which is a combination of trains, buses and taxis services. This will also include a number of cycle and walking routes making the area fully accessible.
- The required infrastructure to establish a modern marine leisure development with associated events.

The Stranraer Waterfront provides a
unique opportunity to transform and
diversify the economy of the area. It will
encourage renaissance and stimulate
the desire for the town and surrounding
area to generate greater tourism activity,
strengthen civic pride, enhance the
town centre and create an environment
in which people will choose to work,
live and invest. We believe that in close
consultation with the local community,
we should grasp this opportunity and
help Stranraer unlock its true potential.



Enabling **businesses** to **grow** and expand



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MARINE LEISURE AND INDUSTRY

- 1. Boat Store; 2. Marine Industrial Facilities;
- 3. Boat Station; 4. Additional Slipways

LEISURE RESIDENTIAL QUARTER

- 5. Waterside Medium Density Residential;
- 6. Low Density Residential; 7. Budget Hotel Provision

WATERFRONT, ESPLANADE AND PROMENADE

- 8. Esplanade, Public Walkway and Cycle Path; 9. Green Open Space; 10. Car Parking Provision; 11. Cultural Heritage Centre;
- 12. Tourist Information; 13. Frontline Council Services; 14. Business Incubator/Offices;
- 15. Tourism/Retail; 16. Public Realm Improvement including Traffic Calming;

- 17. Potential Site for Commercial Shopping;
- 18. Medium Density Residential;
- 19. Pedestrian Linkage to Town Centre

MULTI-MODAL TRANSPORTATION INTERCHANGE

- 20. Bus Station; 21. Rail Terminal;
- 22. Car Parking Provision

Providing sustainable opportunities



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Loch Ryan – an ideal location for marine leisure activities.

Delivering the Action Plan

The Rhins Renewal Action Group (RRAG) is responsible for overseeing and implementing the ambitious plans to re-develop Stranraer and Loch Ryan Waterfront.

Three project teams, comprising representatives from a range of local interest groups such as Dumfries and Galloway Council, Scottish Enterprise Dumfries and Galloway, Loch Ryan Forum, SHIP (Stranraer Harbour

Improvement Team), SNH, RSPB and many more, have been formed to deliver on the key areas of the Waterfront Development – Tourism; Harbour; and Land/Property.

The three project teams will work to deliver the RRAG's Action Plan with the Harbour project team responsible for the removal of the Seacat berthing piles and the construction of a breakwater, the Tourism project team

overseeing the future management of Loch Ryan and the marine leisure activities and the Property/Land project team developing the Site Plans for the Waterfront.

For further information

If you would like further information on this project, including a full copy of the Stranraer and Loch Ryan Development Framework, please contact:

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