



Belfast City Council

Report to:	Development Committee
Subject:	Glen Road Development Framework
Date:	22 November 2011
Reporting Officers:	John McGrillen, Director of Development
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1	Relevant Background Information
1.0	Back in 2009 the Department for Social Development in conjunction with the Strategic Investment Board commissioned consultants GVA Grimley to look at the development potential of a number of parcels of land (10 no approx) adjacent to the Glen Road & Monagh By Pass, known as Glen 10.
1.1	The Glen 10 target area is defined by the Upper Springfield Road & the dBMAP development limit boundary to the north, Glen Road to the south; the east is bounded by the Monagh By-Pass and to the west, Hannahstown Hill. Within this boundary is a mix of established residential, employment, educational and sporting uses. A map of the area is attached at Appendix A. BCC own various portions of land within the area, as identified on the map, and are also landlord for the sites leased to St Teresa's GAC and Sport & Leisure FC.
1.2	The research proposal arose from the work of the Glen 10 Workshops (chaired initially by BCC's Chief Executive and the Deputy Secretary of DSD), which then gave rise to the Glen Road Development Co-Ordination Group. This group was made up with representatives from DSD, BCC, SIB, NIHE and Planning Service. The initial research report undertaken by the consultants indicated that there was a strong case for developing an integrated Development Framework for the overall lands. The work on the Development Framework has been ongoing and is currently in draft format. There is now a Glen 10 Project Board with similar representation to the previous Co-Ordination Group but more recently also including DRD representation. In addition there is a Steering Group made up of non statutory stakeholders and landowners.
1.3	The preferred development scenario previously identified by the consultants in their initial research was a sustainable urban extension and strategic mixed use development, which offers scope to bring forward development in a sustainable, co-ordinated manner with a land use mix that can achieve wider regeneration benefits for the West Belfast area, particularly in terms of addressing housing need and introducing appropriate employment opportunities.

1.4	Key elements of the proposal included the potential for establishing the Glen Road as a destination with a distinctive neighbourhood identity; significant social/affordable and private housing provision; complementary employment generating uses and associated community, leisure and recreation uses and improved physical connections. It was recognised however that the delivery of such an ambitious programme is not without its challenges and would clearly be a major long term project, requiring careful co-ordination of the various landowner and stakeholder interests.
1.5	DSD commissioned the Development Framework in order to test and appraise in more detail the proposed land use options as set out in this initial research report.
1.6	A report was previously brought to the Strategic Policy & Resources Committee on 20/8/2010 to update Members on the progress to date and to inform them of a programme of consultation that was to take place with identified stakeholders including elected representatives of the area, together with statutory bodies, landowners and the community.
1.7	This consultation took place in December 2010 and it had been intended to thereafter produce the draft Development Framework setting out the emerging preferred option, which was to be followed by a formal consultation process. However this didn't happen at that time as there were various issues arising from the community consultation process and the engagement with various landowners which required further consideration. In particular it was recognised, that further work was required on transport and traffic issues. A Traffic Impact Assessment has therefore recently been undertaken and the results of this have subsequently being factored into the draft Development Framework in order to provide an integrated transport solution.
1.8	The current draft Development Framework reflects the views from the previous community consultation exercise as well as the updated traffic assessment work. At this stage it does not, however, necessarily reflect agreement on the part of all the stakeholders (statutory, elected representatives, landowners and community). It is proposed to undertake a more formal structured consultation and Equality Impact Assessment early in the new year, but prior to that it is now intended to undertake a further community engagement process with the local community in early December. The purpose of this event is to provide an update and obtain views on the draft Development Framework.

2	Key Issues
2.1	<ul style="list-style-type: none"> - A draft Development Framework has been prepared on behalf of DSD for lands at Glen Road, which advocates a sustainable urban extension and an integrated traffic solution.
2.2	<ul style="list-style-type: none"> - The proposed Development Framework will be non statutory but will set out guiding principles for development that seeks to address the physical, planning and infrastructure constraints; promote integration of the sites with the surrounding neighbourhoods; seek to optimise the value of the sites and will incorporate a transport and infrastructure assessment. The Development Framework would not however be binding on any of the land owners and the intention is not to constrain development but to influence landowners to develop proposals that will complement the wider development of the area to the benefit of all and maximise the regeneration and social outcomes.

2.3	- Formal consultation is to take place on the draft Framework in early 2012. Prior to this it is now intended to undertake a further community engagement event with the community in early December and local elected representatives will be invited to this event.
2.4	- It is also being proposed that the consultants acting on behalf of DSD are invited to make a presentation to the Development Committee in January on the draft Development Framework, with Members of the Strategic Policy & Resources Committee also invited. The Glen 10 project has previously been brought to Strategic Policy & Resources Committee as one of the potential Place Shaping /Investment Stimulus projects identified by Members. In addition, any proposed disposal of Council lands in this subject area will be subsequently brought back to SP&R for approval.

3	Resource Implications
3.1	<p><u>Finance</u></p> <p>None at this time. The Council is landowner of land within the subject area and is currently in negotiations with a social housing provider to purchase land. A separate report will be brought to the Strategic Policy & Resources Committee in the near future on this.</p>
3.2	<p><u>Human Resources</u></p> <p>Staff Resource involved as a result of representation on the Project Board and Reference Group and in relation to the management and negotiation in respect of Council land in the subject area.</p>
3.3	<p><u>Asset & Other Implications</u></p> <p>The Council owns land in the subject area and the Development Framework should provide a sustainable framework for investment that optimises value and maximises the social and regenerative benefits of the wider area it is not however, statutorily binding on the Council as landowner.</p>

4	Equality and Good Relations Considerations
	An Equality Impact Assessment is to be undertaken in Early 2012.

5	Recommendations
	<p>Members are asked to</p> <ol style="list-style-type: none"> 1. Note the update in respect of the draft Glen Road Development Framework 2. Note the proposed pre consultancy community event planned for early December and 3. Invite DSD & their consultants to make a short presentation to the Development Committee in January and to also invite Members of the Strategic Policy & Resources Committee to attend.

6	Decision Tracking
Directors of Development & Property & Projects to arrange for a presentation to be made to Development Committee in January	

8	Documents Attached
Appendix 1: Location Plan	