



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	Glen Road Development Framework
Date:	9 December 2011
Reporting Officers:	Gerry Millar, Director of Property & Projects. Ext 6217
Contact Officers:	Cathy Reynolds, Estates Manager. Ext 3493

1	Relevant Background Information
1.1	A report was brought to the Development Committee on 22 November 2011 outlining the current position regarding lands at Glen Road, known as Glen 10. A copy of the Committee Report map is attached at Appendix 2 and Location map at Appendix 1. The report to the Development Committee sets out the background to the Glen 10 research work and provides an overview of the current draft Development Framework.
1.2	The Development Committee also makes reference to the current draft Development Framework reflecting the views from the previous community consultation exercise as well as the updated traffic assessment work. It advises that it is now intended to undertake a further community engagement process with the local community in early December, prior to a more formal structured consultation and Equality Impact Assessment early in the new year.
1.3	The Development Committee also agreed to invite DSD & their consultants to make a presentation to the Development Committee in January and to invite Members of the Strategic Policy & Resources Committee to attend.

2	Key Issues
2.1	A draft Development Framework had been prepared on behalf of DSD for lands at Glen Road, which advocates a sustainable urban extension and an integrated traffic solution.
2.2	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 Development 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	Consultants acting on behalf of DSD have been invited to make a presentation to the Development Committee in January on the draft Development Framework and Members of the Strategic Policy & Resources Committee are also invited to attend.
2.5	The Glen 10 project was included as a potential project, as identified by Members, within the 'Stimulus Package – Physical Investment Programme' report that was brought to the Strategic Policy & Resources Committee on 18 November 2011.
2.6	The Council owns land within the subject Glen 10 study area and any subsequent disposal of Council owned land area will be brought back to the Strategic Policy & Resources Committee 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 note:</p> <ul style="list-style-type: none"> (i) the update in respect of the draft Glen Road Development Framework and the summary position as set out in the enclosed Development Committee Report of 22 November 2011 and (ii) the proposed pre-consultancy community event planned for early December and (iii) that the Members of the Strategic Policy & Resources Committee are invited to a presentation to be made by DSD and their consultants to the Development Committee in January.

6	Decision Tracking
Directors of Development & Property & Projects to arrange for a presentation to be made to the Development Committee in January.	
7	Key to Abbreviations
DSD: department of Social Development	
8	Documents Attached
Appendix 1: Location Map	
Appendix 2: Copy Development Committee Report 22 November 2011.	