



A NEW TOWN CENTRE FOR COLIN



PUBLIC
CONSULTATION
REPORT

APRIL 2013



COMBINED APPROACH DRAFT MASTERPLAN - A NEW TOWN CENTRE FOR COLIN



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Based on the outcomes of the public consultation a revised Combined Approach Draft Masterplan has been developed for Colin to incorporate Health, Education and Leisure services and facilities.



“

I congratulate Colin Neighbourhood Partnership for driving this initiative and I am pleased that my Department is able to support your work. I am proud to be associated with the launch of a programme that is intended to focus support on those that most need it. I wish the Colin Community every success.

”

Nelson McCausland, *Social Development Minister*



FOREWORD



Colin Neighbourhood Partnership Vision Statement:

“Colin will be an area with a vibrant centre, where people are happy to live, work, play and study and proud to say they are from. It will be a community empowered to participate and make a difference, where local achievements are celebrated and visitors are welcomed.”

The Colin Neighbourhood Partnership looks forward to helping take the Colin community out of the top 10% of the most disadvantaged communities in Northern Ireland. This community does not want to remain a Neighbourhood Renewal Area. The residents wish for a community where fairness, inclusion and equality of opportunity are an everyday reality.

People want to be able to access services locally and have places to go for everyday services. They want a range of fit for purpose social and recreational facilities that serve all groups in the community and families in particular. All of these facilities and services need to be accessible, affordable and sustainable.

The Colin Neighbourhood Partnership (CNP) is committed to help build a sustainable future, to help enhance the quality of life, reduce poverty and disadvantage and increase health and well-being within the Colin area. CNP is determined to address the underlying issues that have contributed to prolonged and entrenched deprivation through the establishment of a “heart” for the area as well as many other initiatives, for example, Colin Early Intervention Community, Social Economy Initiatives and many more.

CNP recognises and appreciates the support of everyone involved in the Town Centre Planning Advisory Group that spearheaded this community consultation process: Department for Social Development (DSD), Strategic Investment Board Limited (SIB), Lisburn City Council (LCC), and in particular Brenda Burns, who is leading the Town Centre Planning Project. We wish to thank all those organisations and individuals who took time to participate and help articulate the voice of the community.

The continued engagement of the community throughout all stages of the Town Centre project will help ensure the establishment of a vibrant and sustainable heart that meets the community’s needs and aspirations.

Rose Mary Stalker
Chairperson,
Colin Neighbourhood Partnership

Annie Armstrong
Manager,
Colin Neighbourhood Partnership





PREFACE

In August 2011 I started work as Development Director for the Colin Town Centre Project, which aims to develop a new physical and civic heart for the area. I quickly realised that in the past Colin and its people have too often been pigeonholed. Sadly, that is sometimes still the case. It is surprising how many people from outside the area have negative preconceived ideas of what the area is like, despite the fact that they have never visited it or known people who live there. I hope that this report will provide a better understanding of the area.

There are two facts that the readers of this report will quickly appreciate. The first is that Colin is a small area with a huge population of close to 25,000 people that is ready for change, and change for the better. Secondly, this is a community with more than its share of self-starters, people who tirelessly dedicate themselves to the betterment of their community.

Many people who live in Colin told me that they feel the area has suffered in the past because whilst Colin is situated inside the West Belfast parliamentary constituency it is located inside the Lisburn Council boundary. They believe that, historically, this mismatch meant that the Colin neighbourhoods were not readily identified as being part of either West Belfast or Lisburn. Living with this ambiguity, the community of Colin increasingly looked to themselves and built up their own identity. They became self-reliant because they felt that this was their only option. That self-reliance and organisational ability is now one of the Colin community's greatest strengths.

I spoke to many people who told me that the relationship between Lisburn and the Colin community is now a good one. However, in 2015 Colin will, as a result of the Review of Public Administration (RPA), come within the responsibility of Belfast City Council. The Council estimates that of its population of more

than 300,000 after RPA, almost 10% will come from Colin. The Council would find it hard to identify a more motivated and dedicated community with which to engage. Once it has invested time in getting to know the area and its people, the Council will see it has an opportunity in Colin to harness the support of a motivated population and ensure a successful, two-way relationship. Colin hopes that Belfast City Council will prioritise the town centre project and will continue the work already begun by Lisburn Council.

The residents we met in Colin are ready to move on to bigger and better things. Their appetite to make up for lost time and previous lack of investment is striking. This community is focused; it knows what it needs and is in a better position than most to maximise the benefits of new investment and to be responsible for its stewardship.

This public consultation exercise overwhelmingly confirmed that the people of Colin are ready for investment in a new physical and civic heart for their area. The community guided our team to identify the essential components needed to ensure that the new town centre and its facilities improve their quality of life. They informed the team on every aspect of the community and its dynamics and didn't shy away from discussing difficult issues and historic problems. They were exceptionally receptive and responsive partners in our work.

On behalf of DSD, CNP and SIB, my colleague Bronagh O'Kane and I would like to thank everyone who gave up their time to talk to us during the course of this consultation. I hope this report does justice to their views and is the first step in delivering a new future of which they will be proud.

Brenda Burns

Colin Town Centre Project Development Director

EXECUTIVE SUMMARY



BACKGROUND

This Public Consultation Report was undertaken to explore public opinion around the Initial Development Framework Plan for Colin Town Centre. In 2003, the Department for Social Development (DSD) published the Colin Neighbourhood Strategy and soon after Colin was designated a Neighbourhood Renewal Area (NRA). Since then DSD have commissioned a number of specific studies on the Colin area. These reports have collectively and consistently articulated the need for a new town centre in Colin, focusing on the Stewartstown Road.

Colin is a medium density, suburban area, located on the periphery of West Belfast and within the Lisburn City Council local government area. However, this will change in 2015 under the Review of Public Administration (RPA), when the Colin area will move within Belfast City Council's boundaries. Colin is made up of four major housing areas namely; Twinbrook, Poleglass, Lagmore and Kilwee; it is a small area that has a growing population of circa 25,000 people, comparable to a large town.

The unique demographic and deprivation features of the Colin area are:

- The majority of the Colin area features in the top 6% most deprived areas in Northern Ireland.
- The area has a large youth population, 29% are under 16 years and nearly 50% are under 25 years.
- In 2011, 65% of the 476 births in the Colin area were to unmarried mothers.
- 32% of those aged 16 and over have no educational qualifications.
- Unemployment is more than twice the Northern Ireland average.
- From March 2010 to July 2011 there were a total of 21 deaths by suicide in the Colin area.

Compared with other similarly sized communities in Northern Ireland, Colin is severely lacking in leisure, recreational, health, sports and community facilities that would normally be found in an area with Colin's population and demographic profile.

However, there are a significant number of positive aspects to Colin. Individuals, groups and organisations in the area remain optimistic and display a strong sense of social responsibility. The commendable work of the Colin Neighbourhood Partnership (CNP), and a number of other very hard-working and committed individuals, community groups, businesses and church congregations have made a significant positive impact on the area. For example, in Colin, rates of crime are falling dramatically. PSNI statistics for the last four years indicate overall crime rates falling year on year.

THE PROCESS

A comprehensive and extensive town centre public consultation exercise began in the Colin area on 26th March 2012. To support the process a marketing and media campaign was developed in partnership with the Andersonstown News, as the town centre project media partner. A social media presence was established. Twitter and Facebook were used effectively as a way of relaying information to the wider Colin community, particularly the under 25 age group (nearly 50% of population).

The primary objective of the public consultation exercise was to present to the local community an Initial Development Framework Plan, with a view to stimulating debate, eliciting comment and identifying what the community would like to have in its new town centre. The information was collected through questionnaires and supported by an extensive series of focus groups, individual meetings and presentations.



THE PROPOSAL

The new town centre proposals provide for a coordinated and integrated regeneration plan focused on delivering social change, to revitalize the Stewartstown Road and to encourage much needed investment. The Colin Town Centre would create a heart, a focal point for health, retail, leisure, cultural and educational services and facilities for the benefit of all.

The plans for the new town centre complemented the new Dairy Farm Centre proposals and the recently implemented environmental improvements on the Stewartstown Road, which form an integral part of the Colin Gateway Project.

THE OUTCOMES

The early stages of the Town Centre project involved widespread stakeholder and community consultation on the initial concept, which was very positively received. It became evident that Colin was ready for investment, ready for implementation of social change.

People in the Colin community, without exception, reported that they felt neglected and let down badly over the years by empty promises. However, a critical finding of the public consultation process was that there was overwhelming support across Colin for the new town centre site. It was agreed that the proposed neutral, shared space in its central location, created a physical heart for the entire Colin area.

The Public Consultation process has brought about a significant change of emphasis. Modifying the mainly retail-centred plan, to one that instead focuses upon creating a social and physical hub, underpinned by educational, health, community and leisure facilities, in conjunction with a retail scheme.

The community's desire for a new post primary school has become clear. While St Colm's High School provides outstanding education for its pupils and enjoys the support of the local community, its building is old and needs to be replaced in a more central location. A new build state-of-the-art post primary school would continue to deliver a superior education, as well as providing shared services and use of facilities outside of school hours for the whole community.

The consultation exercise also highlighted the transportation network issues, the lack of physical connectivity in the Colin area and the potential implications of this on the success of the new town centre proposals, if not addressed. Healthcare provision is also a significant component essential to the town centre mix.

CONCLUSION

The findings that came out of the public consultation process demonstrate beyond a shadow of a doubt that the Colin community is positively ready for change and that change is needed as soon as possible.

The DSD will lead this regeneration initiative in partnership with CNP, and have underlined their commitment to the delivery of the project by setting aside funding within their 2012/13 and 2013/14 budgets. DSD are committed to supporting the Colin Town Centre project until successful delivery on site.

The public consultation has highlighted the need for the appointment of individuals to support the existing Colin community infrastructure, and to help develop a culture of stewardship for the area in advance of the new town centre physical structure being in place.

Finally, the revised Combined Approach Masterplan may be subjected to further public input. To secure the best chance of success and community buy-in, the effective two-way dialogue that has been established will be maintained. This will not only ensure the transparency and accountability of the project, but also acknowledge the valuable input of the local community.

1

INTRODUCTION TO
THE COLIN AREA

“

The new town centre must provide facilities that can be used and enjoyed by young people. I hope the plans are realised so that younger children from Colin have the opportunities I didn't.

”

Stephen Lynch, Sally Gardens Youth Club

[Read more: Local Opinion – Appendix E]

COLIN NEIGHBOURHOOD RENEWAL AREA

1.1 Colin was designated a Neighbourhood Renewal Area by the Department for Social Development (DSD) in 2004, following publication of the Colin Neighbourhood Strategy in November 2003. Colin is a medium density, suburban area (approximately 1.5 square miles in area), located on the periphery of West Belfast and within the Lisburn City Council local government area. This will change under the Review of Public Administration (RPA), which will see the Colin Area move within Belfast City Council's boundaries in 2015.

1.2 Colin is not a formal settlement but is made up of four major housing areas namely: Twinbrook, Poleglass, Lagmore and Kilwee/Upper Dunmurry Lane. It has a growing population of circa 25,000 people (this figure is derived from the Greater Colin Area†). This is the equivalent of large towns such as Ballymena, Newtownabbey and the urban area of Newry.

1.3 The Colin area has grown consistently over the last number of decades, but its evolution has not been organic or similar to that experienced by the other settlements identified whose origins began as typical market towns. Present day Colin originated through the development of the Twinbrook housing estate in late 1968. The development of this medium density suburban estate, on a green field location beyond the city limits, was a government led response to addressing the pressing need for housing within Belfast at the time. The first phases of the development, which used the traditional grid design planning approach of the era, were led by the Housing Trust, with the Northern Ireland Housing Executive (NIHE) later assuming responsibility.

Settlement Population Statistics††: 1971 Census (Grid), 1981 Census(Grid), 1991 Census(Grid), 2001 Census (SDL) and 2008 Small Area Population Estimate (SDL)

Settlement Names	1971 Census (grid)	1981 Census (grid)	1991 Census (grid)	2001 Census (SDL)	2011 Census (SDL)**	Settlement Type (2001)
Newry City	22,898	22,182	24,765	27,300	29,946	Large Town
Ballymena	23,386	28,166	28,112	28,704	29,782	Large Town
Newtownards	15,484	20,531	23,869	27,795	28,437	Large Town
Coleraine	16,354	15,967	20,721	24,042	24,455	Large Town
Antrim	8,351	22,342	20,878	19,986	21,819	Large Town
Colin *	2,970	8,664	16,676	20,506	21,437	Large Town
Omagh	14,594	14,627	17,280	19,836	21,297	Large Town
Larne	18,482	18,224	17,575	18,210	18,323	Large Town
Banbridge	7,968	9,650	11,448	14,748	15,989	Medium Town
Armagh City	13,606	12,700	14,265	14,517	15,020	Medium Town

† The population figures for Colin used in the body of this report refer to the Greater Colin Area which is considered to be the catchment that will make use of services and provisions in a new Colin Town Centre

†† Population statistics for settlements/years marked with †† were not published at the time of the Census, but have been defined by a fixed grid rectangle.

* 1971 and 1981 used the same Ward Boundaries.
1991 and 2001 Ward Boundaries were redefined.

** Projected figures **note:** Colin Area has experienced unprecedented population growth 2008-12.
The figure published is considered to be a conservative estimate and is expected to increase.

[Ref: Bibliography – Appendix G]



Security fence around the Laurel Glen Pharmacy.

1.4 Twinbrook was originally intended as an integrated development, and in the early days of its existence families from both Catholic and Protestant backgrounds lived happily alongside one another. However, the onset of the troubles altered this situation. Given the proliferation of emergency relocations from nationalist/republican areas such as the Lower Falls, Short Strand, Rathcoole and Lisburn, the demographics of Twinbrook changed. As the religious balance adjusted to include a higher proportion of Catholics, many Protestant residents moved out of the area.

1.5 Influenced by the escalation of violence and political instability, population overspill from West Belfast as well as other areas of the city, continued. There was large-scale movement of people to 'safer' areas. In the early 1970's, the Northern Ireland Housing Executive (NIHE) first suggested the development of additional lands beyond the Belfast Settlement Limit and adjacent to the Twinbrook estate. The first phases of the Poleglass estate, which were based on a security influenced cul-de-sac planning approach, commenced in the early 1980's through to the early 1990's.

1.6 Although the creation of lower density housing developments was viewed as good practice at the time, there were certain fundamental ingredients of good placemaking that were not applied in the design of both Twinbrook and Poleglass. The neo-Radburn grid style layout of Twinbrook led to significant areas of open space that were poorly managed and lacked community ownership; while the shared-surface cul-de-sac arrangement of Poleglass, imported from similar urban design practice of this era, reduced connectivity in the area.

1.7 Those who had no choice but to leave the inner city and relocate in the Colin area had to make the best of a situation that presented geographical isolation, inaccessibility and limited service provision. In today's planning terms such an approach would be wholly unacceptable. Against the backdrop in which these estates were created, it is unsurprising that the approach ultimately created as many problems as it solved. Both Twinbrook and Poleglass were developed as housing areas without any significant attempt to plan for communities. The lack of supportive infrastructure that helps create and sustain communities has continued to impinge on the quality of life in the area. Lessons need to be learned from these past planning initiatives.

1.8 According to the Northern Ireland Multiple Deprivation Measures 2010, it is clear that the Colin area has many indicators of deprivation. Health, education and employment attainments are low. This is undoubtedly linked to the historical context of the area. Whilst there have been various initiatives to address these chronic issues, and some improvements have been made, there are still fundamental and endemic problems that require a more radical approach if significant improvements are to be realised.

1.9 The population of Colin increased by 8% in 2001-2008. This represents one of the largest increases across the Neighbourhood Renewal Areas (NRA), and is larger than the overall Northern Ireland average of 5%. This increase in population places greater pressures on the availability and delivery of core services within the Colin NRA.

“Last year we were impacted by the suicide of one of our club members, a 13 year old boy, and it had a profound effect on his teammates. It was outreach work by Rathbone that helped the young people get through a very difficult time.”

Darren Hawkins and Eddie Mulligan, Glendowen Football Club

[Read more: Local Opinion – Appendix E]

1.10 The unique demographic and deprivation features of the Colin area have contributed to a range of poor health, education and social outcomes for children and families on an inter-generational basis.

In particular:

- The majority of the Colin area features in the top 6% most deprived areas in Northern Ireland, the related health inequalities in the area are both stark and persistent
- The area has a large youth population, with 29% of those in the area under 16 at Census 2011. This compares to 21% being under 16 in the whole of Northern Ireland.
- From Census 2011, 27% of households are lone parent households. This compares to 9% across NI as a whole.
- In 2011, 65% of the 476 births in the Colin area were to unmarried mothers.
- 32% of those aged 16 and over have no educational qualifications.
- 15% of those aged 16+ in Colin have a Level 4 or higher qualification, compared to 24% across the whole of NI.
- Unemployment at 9% is more than twice the Northern Ireland average at 4.1%. In particular, a greater proportion of those unemployed within the Colin NRA are classified as being long term unemployed (49.2%) compared with the Northern Ireland average of 40.4%
- From March 2010 to July 2011 there were a total of 21 deaths by suicide in the Colin area

1.11 When these statistics are compared with other areas of a similar size it is understandable that sections of the Colin community suffer from the following:

- A sense of hopelessness
- Low levels of self esteem
- Drug and alcohol abuse, over dependence on prescription drugs and wellbeing issues
- Income deprivation
- Stigmatisation, based on poor perceptions of the area and its residents from people outside the Colin area.

“This report pays tribute to the invaluable role that communities play in building a shared and more prosperous future for Northern Ireland, indeed the Executive has placed this at the heart of its Programme for Government. The time is right to build on this groundswell of support and deliver the positive change that will empower our communities and improve the life chances of our young people. The plans are already in place, now I look forward to seeing those plans become reality.”

Rt. Hon. Peter Robinson, MLA First Minister

“The Colin Neighbourhood Partnership is to be commended for this innovative plan. Having the foresight to craft this plan for the Colin neighbourhood provided the local community with a voice in the decision making process. The outcomes of this plan will help shape the future for the area and contribute towards economic, physical and social renewal. I wish the Colin Neighbourhood Partnership well in their continued efforts.”

Martin McGuinness,
MLA deputy First Minister



1.12 Over the last thirty years, Colin has been seriously underfunded. There has been a distinct lack of economic incentives for businesses to invest and grow locally. There is an inherent shortage of physical resources and facilities for young people, despite investment of almost £4.0m by Lisburn City Council (over the last 12 years) and the leverage of an additional £2.0m from other sources, to support projects such as the Sally Gardens Community Centre and Brooke Activity Centre 3G pitch. This under provision of amenities for young people has had a profound effect on the community, as a significant percentage of the population is 25 years or under (nearly 50%).

1.13 Compared with other similarly sized communities in Northern Ireland Colin is severely lacking in leisure, recreational, health, sports and community facilities, that would normally be found in an area with Colin’s population and demographic profile. The lack of these facilities and their placemaking influence has left Colin without a physical focal point, a heart, which would undoubtedly contribute to a stronger sense of community in the area.

1.14 It is however important to highlight that despite its many problems, there are a significant number of positive aspects to Colin. Individuals, groups and organisations in the area remain optimistic and display a strong sense of social responsibility. This was illustrated throughout the consultation process by the way that different age groups referred to the needs of others, outside their own peer group. Colin is an extremely resourceful community and is widely acknowledged by various government departments and agencies as having an exemplary ‘can do’ attitude. This has been instrumental in creating the relatively new-found sense of stability in the area.

1.15 In addition to the commendable work of the Colin Neighbourhood Partnership (CNP), the area has a number of very hard-working, energetic, selfless and committed individuals, community groups, businesses and church congregations. Unfortunately, many suffer from a lack of funding and resources, but this does not deter their efforts in serving the community as best they can. Colin also has a good standard of housing and very good local schools. Despite the poor physical fabric of some of the school buildings, they provide a very good standard of education and have developed strong links with the wider community.

“The Department of Education and the Executive recognise the need to make major investments where the people need the investment most.”

John O'Dowd, *Education Minister*

COLIN NEIGHBOURHOOD PARTNERSHIP

1.16 Established in 2004, the Colin Neighbourhood Partnership (CNP) was among the first neighbourhood partnerships in Northern Ireland. It aims to highlight and address the issues of high unemployment and non-employment, health and well being problems, absence of resources for young people and a lack of leisure and recreation facilities. The Neighbourhood Partnership brings together key representatives from the local community, voluntary organisations, the local authority, statutory agencies and political representatives, working with Government towards the shared goal of improving the Colin area.

1.17 The Colin Neighbourhood Partnership has a Strategic Plan which outlines a number of priority incentives aimed at tackling issues integral to the Government's Neighbourhood Renewal Strategy for the physical, economic, social and community regeneration of the Colin area, the Neighbourhood Partnership has the following vision:

“Colin will be an area with a vibrant centre, where people are happy to live, work, play and study and proud to say they are from. It will be a community empowered to participate and make a difference, where local achievements are celebrated and visitors are welcomed.”

COLIN EARLY INTERVENTION COMMUNITY

1.18 In addressing the underlying issues detailed in 1.10 and 1.11, CNP have established an Early Intervention Community. Using effective early intervention and prevention methods, the aim is to move the community from a situation of fire-fighting to one where a strategic and proactive approach is taken to improve outcomes for children over the long term.

1.19 In brief, in its relatively short existence, the Colin Early Intervention Community has harnessed the commitment of other organisations working locally and engaged with the Colin community. It has identified priorities, secured funding and developed additional services for children and families.

1.20 The success of the Colin Neighbourhood Partnership must be commended and has not gone unnoticed within wider circles. The DSD holds up the award-winning organisation as a model of best practice in terms of Neighbourhood Renewal.





The Leap of Faith - public art installation on the Stewartstown Road as part of the Colin Gateway Environmental improvements.



1.21 West Belfast MLA Alex Attwood voiced his admiration for the work of CNP at the Partnership's June 2010 AGM saying:

"Colin Neighbourhood Partnership is a name which is often mentioned when successful community structures are being discussed. On many occasions it has been held up as an example of best practice."

Here we have an example of local residents, political representatives, community and voluntary sector workers and private businesses working together and working with Government towards the shared goal of improving the Colin neighbourhood. This is an excellent illustration of what can be achieved through partnership working, as we need to draw together all our strengths if we are to break the cycle of disadvantage. The Partnership has a reputation for getting things done and a patent measure of this achievement is the success of your social economy projects Colin Care and Colin Enviro Care. The Partnership and its projects have been a catalyst in the improvement of experiences and outcomes for children, young people and their families in Colin and are vital to informing Government where best to target resources."



1.22 More recently, in addressing CNP's June 2012 AGM, West Belfast MP Paul Maskey said:

"The Colin Neighbourhood Partnership has led the way with community development and regeneration. You just have to look at the achievements and the many good news stories that come from them on a weekly basis. All that has been achieved so far and all that will be delivered in the future, is not by chance but is down to the hard work and endeavours of the CNP and to the many other organisations and people involved who never take NO for an answer... making this part of West Belfast a vibrant and proud community."



1.23 The success of Colin's Early Intervention Initiative is widely regarded. On a recent visit to CNP, to announce a commitment of £222,000 of Neighbourhood Renewal funding to support the Colin Early Intervention Community, the Minister for Social Development Nelson McCausland commented on the Early Intervention Community, saying:

"The economic benefits of early intervention are clear and consistently demonstrate good returns on investment. Trying to resolve problems later is more costly, and often cannot achieve the results that early intervention is able to deliver."

The success of a Programme such as the Colin Early Intervention Community will require more than the simple delivery of services in the Colin area. I am very pleased therefore to be among such a community of people who have recognised the need to take action. I am proud to be associated with the launch of a Programme that is intended to focus support on those that most need it, regardless of whether the support is delivered by the health and social services, by schools or by community groups. I congratulate Colin Neighbourhood Partnership for driving this initiative and I am pleased that my Department is able to support your work."

COLIN SUCCESS

1.24 Colin is a vibrant and motivated community where individuals recognise that they have a role to play in improving their situation, and they acknowledge that this responsibility does not sit solely with the statutory agencies. The community infrastructure has matured and has shown clear leadership and a firm commitment to grow in capacity to deliver on more complex projects, in order to bring new investment and positive change to the local economy. This achievement has included building on the willingness and commitment of the business community to contribute to the vitality and viability of the area.

1.25 Other tangible improvements within Colin chart that rates of crime are falling dramatically in the area. PSNI statistics for the last four years between 2008 and 2012 indicate overall crime rates falling year on year. The number of anti-social behaviour incidents has reduced significantly by 26% in 2011/12. While the biggest reduction is that of vehicle crime offences, which has fallen by 56% over the four year period. This is a vast improvement in an area that was once described as 'the joyriding capital of the north'. The PSNI's local, community driven approach has initiated direct engagement in local schools and has positively improved relationships between the police and young people in the area.

"The area has a large youth population and a high percentage of under-25s. Children and young adults used to have an antagonistic view of police officers but in the last three years, positive engagement between the police and young people has increased. Policing within Colin has definitely normalised in recent years. It is now more likely that young children will wave at the police rather than throw something."

Sergeant Brannigan, PSNI

[Read more: Local Opinion – Appendix E]



2

BACKGROUND TO THE COLIN TOWN CENTRE PROJECT



“

**I would warmly welcome a new town centre for Colin.
If the area looks poor, it undermines community work;
I really think that if the physical environment improves,
people take stock and they are heartened to see
that progress is being made.**

”

Eddie Green, CNP Volunteer

[Read more: Local Opinion – Appendix E]



2.1 Colin is accurately described in the Colin Neighbourhood Strategy 2003 as “a series of neighbourhoods without a physical centre.”

2.2 Colin is comprised of four neighbourhoods; Twinbrook, Poleglass, Kilwee and Lagmore and it has only limited service provision that has developed along the Stewartstown Road. This predominantly focuses on the Dairy Farm shopping centre that was built in the early 1990's. Petrol filling stations and small retail units have also developed in a linear fashion along the Stewartstown Road, in response to market forces. Other local service provision includes, a health centre, a pharmacy and the NIHE office building.

2.3 Given the population of Colin, and it's continued steady growth (Ref: 1.9), the service provision and facilities in the area are grossly under-resourced. This issue is highlighted in a comparative example with Lurgan in this document (Ref: 4.4). The proposed town centre project will seek to create a compact and sustainable urban form that connects the Dairy Farm development and other supplementary service providers by creating a heart for the area and delivering complementary facilities. This government led initiative is to address the current void in service provision and to develop a cohesive central community hub. The redevelopment of the Colin area will require a coordinated cross departmental approach to provide the wide range of social infrastructure (including education, health, leisure and other facilities) that are needed to serve the community.

HISTORY OF THE DAIRY FARM

2.4 Ambitions to create a coherent town centre for Colin have been in the making for over two decades. The original Dairy Farm concept was promoted by a group of dedicated community representatives led by the Catholic Church. The development was a former community regeneration scheme project built in 1990 at a cost of approximately £5.4m and jointly funded (50/50) by the International Fund for Ireland (IFI) and the Department for Social Development (DSD). It opened in 1991 as an uncovered mall design based on an American architectural concept, which proved to be unsuitable for the local climate.

2.5 Consequently, the physical development on site translated into a cold, draughty place that offered a poor visitor and shopper experience, and failed to attract a broad range of retail tenants. The original promoters of the Dairy Farm had envisaged a civic and retail centre but due to the lack of commercial uptake by mainstream retailers the tenant mix has always been skewed towards social/community tenants. This was also because a covenant within the title of the original Dairy Farm required both civic and public use within the centre. This covenant was removed in 2006.

2.6 Due to the poor architectural design and low percentage of retail tenants, Tesco (who inherited the store as part of their Stewarts buy out) were keen to relocate to a more user-friendly, retail-led destination. It is understood that they took advantage of their lease terms to negotiate an exit. Tesco vacated its unit in 1999 and the convenience food store space lay empty.



Existing retail units bounding The Dairy Farm site.

2.7 The original promoters of the Dairy Farm then passed ownership to Glenwood Business Centre, a local enterprise and business development company, who sold the centre to a developer. In 2005 the current owners, JP Properties, purchased the Dairy Farm site with a view to redevelopment. Ortus took on the role of Managing Agent for JP Properties and have since attempted to put in place appropriate infrastructure and physical refurbishment to advance the tenancy schedule and mix of uses within the site. More recently, JP Properties submitted a reserved matters planning application (Ref: S/2012/0302/RM) in June 2012, proposing the redevelopment of the Dairy Farm district centre to provide a new district centre comprising of unit shops, offices, petrol filling station and library. This application is for a 112,000 sq ft redevelopment scheme.

2.8 The owners of the Dairy Farm have confirmed their commitment to redeveloping the centre; to provide the range of grocery and non-grocery shopping provision, as required by the people of Colin. However, the redevelopment proposals have been constrained by the current depressed property market.



Existing Stewartstown Road Health Centre.



LISBURN CITY COUNCIL'S COMMITMENT TO COLIN AND INVOLVEMENT IN PROMOTING THE TOWN CENTRE PROJECT

2.9 Lisburn City Council (LCC), as part of its local economic development programme, has been working with the Colin community since the 1990s. Early interventions involved basic support for the growing community infrastructure, assisting with salary and programme costs for community development, environmental organisations and the local women's sector. As the community infrastructure has matured, Council support has moved to capital intervention for the social economy, for larger-scale business, workspace and environmental projects. The community has shown clear leadership over this timeline, and a firm commitment to grow in capacity and deliver on more complex projects, in order to bring new investment and positive change to Colin's local economy.

2.10 With the development of the Colin Neighbourhood Partnership (CNP) structures, the community has significantly improved its visibility, managerial and organisational skills. It has increased its role as a key partner in the delivery of the Council's local economic development programme in Colin. Through its own integrated programme of activity, CNP has put in place a range of employability, education and social economy measures to directly improve the economic inclusion of Colin residents.

2.11 Since 2007, with financial support from DSD, the Council's economic development activity has led to more significant environmental improvements for the Stewartstown Road, through the £3 million Colin Gateway project. The success of this project to date is directly linked to the community's involvement in shaping the direction of the renewal programme. In parallel to this process the Council, in partnership with the local community, DSD, and various stakeholders developed the concept of the new Colin Town Centre project. This centred on the Dairy Farm development, building on work that the community and the Department started with the first neighbourhood strategy for Colin.

2.12 When the implementation of Local Government Reform and the re-drawing of the local government boundary between Lisburn and Belfast is in place by 2015, the Colin area will move from Lisburn City into the Belfast City Council (BCC) local government district. To ensure momentum is maintained, it will be of critical importance for Belfast City Council to prioritise this project in the run up to 2015, and to work closely with Lisburn City Council to be in a position to continue to develop the work already undertaken by them, with and on behalf of the local community. LCC continues to be actively involved in the project delivery team and BCC will appoint a senior representative to the DSD chaired Project Board.

“I believe that the development of a strong community infrastructure has contributed to the new sense of stability in the area. The community was at a time very fractured, but the Colin Neighbourhood Partnership was instrumental in focusing and coordinating efforts to improve the area. There is still much to do and the development of a town centre will create a strong focus for the community. We are a diverse melting pot from across Belfast with a strong sense of community built over a short time. We now desperately need the infrastructure in place to underpin it.”

Isobel Flood, *Good Morning Colin*

[Read more: Local Opinion – Appendix E]

PREVIOUS STUDIES

2.13 Since the publication of the Colin Neighbourhood Strategy in 2003, the Department for Social Development (DSD) commissioned a number of specific studies over the last five years. These reports collectively and consistently articulated the need for a new town centre in Colin, focusing on the Stewartstown Road. Studies included:

- Colin Gateway Project Economic Appraisal September 2007
- Colin Town Centre Development Plan November 2008
- Colin Town Centre Outline Development Framework Draft April 2009
- Colin Town Centre Implementation and Delivery Report August 2010.

[Ref. Bibliography - Appendix G]

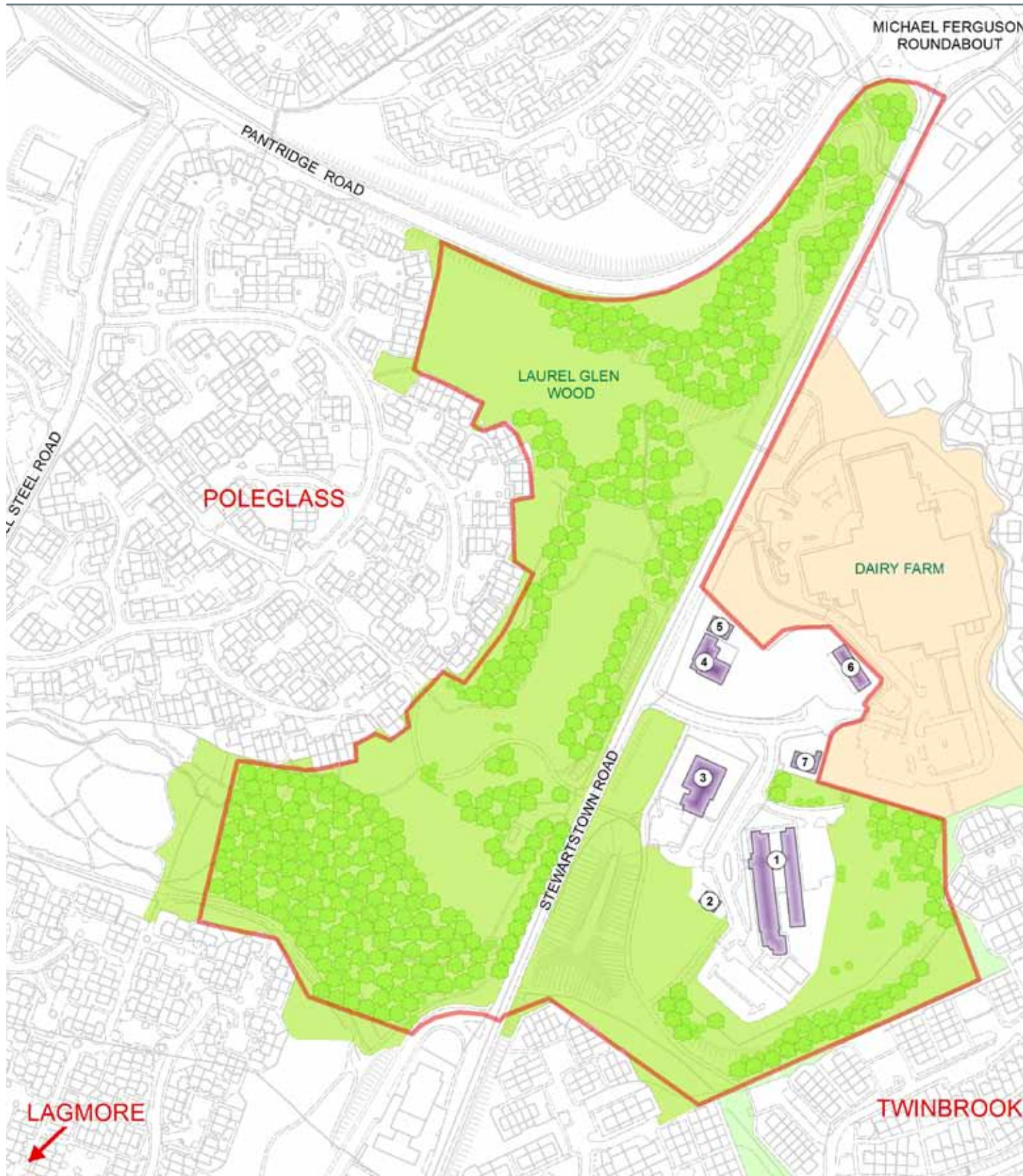
2.14 Historically, the town centre project involved stakeholder and community consultations on the concept, which were positively received. Publication of the Colin Town Centre Outline Development Framework Plan (prepared by FM Planning and HRK Architects in April 2008) paved the way for the community, other stakeholders, the Council and DSD to initiate detailed negotiations, further consultations and plans towards making the town centre concept a reality. The development of the project would not have progressed without the community’s involvement and a significant drive for positive change.



2.15 The DSD, working in partnership with Lisburn City Council and the Colin Neighbourhood Partnership, is wholly committed to delivering a new town centre for Colin. The aim is to address the historic under-provision of services and facilities in the area while creating a commercial and civic centre at the physical heart of the community.

2.16 The creation and delivery of a commercially viable and sustainable town centre regeneration plan for Colin is a complex, bespoke project and the first of its kind in Northern Ireland. To be successful, it will require intense collaboration and co-ordination, not just between Government departments and agencies, but also between the public and private sectors and local partners. In addition to the local community it is important to consider communities of interest who will also use the new town centre. The new town centre must be equally attractive to investors, clients and customers from a wider area, in order to increase opportunities for its long term sustainability.

SITE CONTEXT - COLIN AREA



SITE CONTEXT

The Colin area comprises of four neighbourhoods Poleglass, Twinbrook, Kilwee and Lagmore. This map reflects the lack of cohesion due to inherent design and planning issues. The new town centre site will create linkages across the area and become the heart of Colin.

THE STUDY AREA

2.17 The proposed new town centre area that the public consultation exercise specifically dealt with extends to approximately 36 acres (14.57ha) of which 92% is in public sector ownership and control. This provides the quantum required to deliver a viable and sustainable town centre.

2.18 The Dairy Farm Centre (9.4acres/3.80ha), owned by J.P. Properties, adjoins the study area immediately to the east. The site of the centre has outline planning permission (Ref: S/2009/0356/O) granted in February 2010 to redevelop the existing buildings to provide a 155,000 sq ft new district centre which includes, a food superstore, retail shops, offices, petrol filling station, library and fitness centre. More recently, the Dairy Farm has been the subject of a planning application (Ref: S/2012/0302/RM) currently being considered by DOE Planning (NI), which seeks reserved matters planning permission for the detailed design of the centre's 112,000 sq ft building footprint and associated elevations, including access and car parking arrangements.

2.19 Within the designated study area, the following services and facilities currently exist:

- Stewartstown Road Health Centre
- Laurel Glen Pharmacy
- Laurel Glen Pub and Off Licence/Ladbrokes Betting Office Building
- Laurel Glen Open Space Area
- Twinbrook Credit Union
- NIHE Office Building
- Parade of small retail units behind the Laurel Glen Pub & Off Licence





Existing retail and service provision.

“As an area ages the population also matures and often anti-social activity declines. Sadly, some challenges remain; we have had a number of incidents involving theft and knife crime, there has also been vandalism, and attacks on the fabric of our premises. The local community groups and police have worked together to stop these incidents but the difficulties persist. Part of the problem is the isolation of the Laurel Glen Pharmacy site after 5.30pm. Increased footfall created by new development will help reduce these problems.”

Brendan Anglin,

Laurel Glen Pharmacy Owner

[Read more: Local Opinion – Appendix E]



2.20 At present the services and facilities within the study area are dispersed and without proper integration and profile. Vehicles dominate access to the area and there are limited entry options for pedestrians. The urban form encompasses a mix of public and private spaces, which after the working day has very little footfall, activity or passive surveillance. Consequently, the area experiences safety issues, particularly in the evenings and weekends when instances of anti-social behaviour escalate. The isolated area surrounding the health centre and pharmacy and the large area of part wooded and part open space around Laurel Glen are particularly troublesome hotspots.

NEW TOWN CENTRE OBJECTIVES

2.21 The plans for the new town centre will complement the new Dairy Farm Centre proposals and the recently implemented environmental improvements on the Stewartstown Road, which form an integral part of the Colin Gateway Project.

2.22 The new town centre proposals will provide for a co-ordinated and integrated regeneration of the area, which will revitalise the Stewartstown Road, generating a high street feel and helping to encourage much needed investment. It will create a focal point for education, health, retail, leisure and cultural services and facilities for the benefit of all. DSD leads this regeneration initiative in partnership with CNP and have underlined their commitment to the delivery of the project by setting aside funding within their 2012/13 and 2013/14 budgets for the acquisition of key third party lands. It will consider using its powers of compulsory purchase if necessary.

PLAN PREPARATION AND ASSOCIATED CONSULTATION

2.23 It is against this background that KCC Consulting Ltd were appointed in late November 2011 to prepare an Initial Development Framework Plan for the Colin Town Centre, which built upon the previous work completed by HRK Architects and FM Planning who produced a Colin Town Centre Development Plan in November 2008.

[Ref. Bibliography - Appendix G]

2.24 In formulating the Initial Development Framework Plan, a number of detailed meetings and discussions took place with key land and property owners, elected members, community representatives, developers and a variety of Government departments and statutory agencies, the outcome of which influenced the various land use elements of the draft plan.

2.25 Following the preparation and agreement of the Initial Development Framework Plan (Ref: page 28-29), a comprehensive and extensive public consultation exercise was commenced in the Colin area on 26th March 2012. The exercise was aimed at collecting the views and comments of a broad demographic of residents within the community. This approach was adopted in order to try to ensure that the contents of the draft plan, in terms of proposed land uses and facilities, met the future needs and aspirations of the whole Colin community. The findings of this exercise form the core of this report and will go on to inform the content of the future outline planning application for the town centre.

2.26 The key elements of the Initial Development Framework Plan presented for comment as part of the public consultation exercise were:

- a new multi-use community hub building, to include a new state of the art library facility and Rapid Transit Hub
- additional shops, cafes and restaurants focused around a new civic town square
- a new education/child health facility
- an improved health centre
- a disability resource centre
- a town park and formal play area (similar to Wallace Park in Lisburn)
- improved public transportation provision incorporating the Rapid Transit proposals as they effect the Stewartstown Road
- supported housing.

2.27 The Initial Development Framework Plan presented a totally restructured urban form. Many existing facilities were removed or relocated and several new buildings incorporated. This plan formed the basis on which the general public was asked for their comments. The new proposal put forward an open, user-friendly environment conducive to self-policing. This contrasted significantly with the existing defensive design of elements of the area that appear hostile and characterise the neighbourhood at present.



PUTTING A NEW HEART IN COLIN.
AG CUR CROÍ NUA SA CHOLLÁN.



INITIAL DEVELOPMENT FRAMEWORK PLAN FOR THE NEW COLIN TOWN CENTRE (MARCH 2012)



**THE PRE-CONSULTATION PLAN USED TO INITIATE DISCUSSION
ON THE DEVELOPMENT OF COLIN TOWN CENTRE**

3

PUBLIC CONSULTATION METHODOLOGY AND FRAMEWORK



“

I support everything that is being suggested for the new town centre but I'm sceptical about whether or not it will happen, despite the community needing it so badly.

”

Tom McCarthy, *Colin Mens Group*

[Read more: Local Opinion – Appendix E]



UNDERSTANDING 'CONSULTATION FATIGUE'

3.1 As part of the planning for the consultation it was necessary to recognise the high levels of 'consultation fatigue' that resulted from the numerous previous consultations. These failed to deliver any real change in the view of many local people. Over the course of the consultation process it became apparent that whilst people were not averse to contributing to the dialogue, in order to be motivated to take part, they needed to feel convinced that their input would influence tangible outcomes. Also it was evident that the community wished to be kept briefed on the project's progress via ongoing two way information sharing.

3.2 In order to address this 'consultation fatigue' there was clearly a need to devise an innovative approach to engaging with the public. Particular emphasis would be required to engage the traditionally hard to access groups such as the under 25s, especially given the high percentage of young people in the Colin area (nearly 50% of Colin's population are aged 25 or under).

OUR APPROACH

3.3 Before starting the public consultation process on the ground (26th March 2012), an intense period of planning and programming took place. The development of the consultation approach dispensed with the traditional 'static exhibition in a hall' technique, and embraced more pro-active and 'hands on' methods of public engagement and outreach work. This approach prioritised going out and personally meeting people in a bid to maximise the level of participation and response.

CONSULTATION MEDIA PARTNER

3.4 To support the town centre public consultation process a comprehensive marketing and media campaign was developed in partnership with the Andersonstown News, as the town centre project media partner. In advance of the official start of the public consultation process weekly communications meetings were convened between the project team, its Communications Advisor, representatives of the Colin Neighbourhood Partnership and a senior manager from the Andersonstown News. At these meetings discussion focused on how to maximise exposure of the project and to encourage the local community to contribute their valuable views and opinions. The objective of the advertising campaign was to raise awareness of the town centre project, its brand and the imminent public consultation outreach exercise.

3.5 Information regarding the public consultation exercise was advertised in the Andersonstown News, starting one month in advance of the public consultation and ran weekly over a six-week period. This 'media partner' approach helped raise the profile of the consultation and gave the local community as much time as possible to consider their own personal responses. A number of local 'project champions' were also identified to feature in themed editorials with the Andersonstown News. These individuals provided their personal thoughts on specific elements of the town centre proposals. These positive personal interviews stimulated local discussion and healthy debate on the town centre development.

12 | NEWS

Andersonstown News | www.belfastmediagroup.com | 17 March 2012

Big names back Colin Town idea

Ambitious project starts to gain support for its bright new vision

FRANCESCA RYAN
f.ryan@belfastmediagroup.com

THE COLIN TOWN CENTRE project has been gathering support since the plans were revealed by the Andersonstown News a fortnight ago.

The project aims to create a focal point of leisure, retail, health, education, transport and social facilities for the Colin district and in the next few weeks the public will be invited to have their say on the plans as part of the consultation.

In the meantime, community representatives and the area's well-known personalities have been queuing up to lend their support to the project.

Speaking at Cloona House during a whirlwind visit of Belfast to share his Oscar success with local communities, Terry George praised efforts to rejuvenate the Colin area.

"When we moved here in the



early seventies to a squat in Jasmine Way, Twinbrook was a very different place," he said. "But today I'm heartened to see so much great work going on. These are the real heroes of the changing city, people who are working day and daily to improve the lives of their neighbours. I wish the new campaign to 'Put the Heart into Colin' every success and look forward to the day when the 30,000 families who live in Twinbrook, Poleglass and greater Colin have a vibrant community hub at the very core of this wonderful district."

The mammoth investment in the growing area, which has



SUPPORTER: Oscar-winning Terry George

long been overlooked by government, has also secured the backing of the Lisburn Mayor, Councillor Brian Heading of the SDLP.

"The proposals to create a new town centre within the Colin area is a once-in-a-generation opportunity to establish a successful community and commercial heart for the people of Colin which they have deserved for many years," he said.

"In my opinion, the key to any successful town centre is the fact that it should be an equal mix between retail, leisure, health and education along with as many day-to-day activities as possible. That way it is not just a physical new-build heart but a social and economic centre and one the community can claim ownership of. Our new town centre should be an example of excellence where the Colin area



SUPPORTER: Lisburn Mayor Brian Heading

leads the way in urban regeneration."

Councillor Heading encouraged the designers to thoroughly examine accessibility routes for the development, to which he has given his full backing.

"I would urge the designers of this town centre to take into consideration the ease of access for those living in Lagmore, Poleglass, Twinbrook and Upper Dunmurry Lane," he said. "In simple terms, this town centre needs new footpaths and pedestrian-friendly road crossings to allow people to get to their new town centre quickly and safely because it will be our town centre, owned by the people of Lagmore, Poleglass, Twinbrook and Upper Dunmurry Lane."

"I see this as a real opportunity for investment by the private and public sectors to add to the retail and business mix of this

proposal. Not only would private sector investment create jobs for our community, but it would show what the people of Colin can achieve."

A two-week public consultation process on the development plans will commence Monday March 26 starting in Twinbrook on March 26 and 27, in Poleglass on March 28 and 29, in Lagmore on March 30 and April 2 and in Upper Dunmurry Lane on April 3. In addition to the door-to-door campaign where you will be asked for your opinion on what should be included in your new town centre, the Colin Neighbourhood Partnership will also be running a series of information sessions throughout the area.

■ Log on to www.newcolin.com for more information or call the helpline on 07581236003.

Heart health



Chef Rankin at CBS

CELEBRITY CHEF Paul Rankin was in West Belfast yesterday (Wednesday) to whip up a scrumptious hearty meal while promoting cardiovascular health.

The renowned chef was taking part in one of a number of events held by the West Belfast Partnership's Healthy Hearts in the West, said: "The Healthy Hearts in the West initiative took the opportunity to run a series of events to promote heart health on No Smoking Day. This provides an ideal day to further promote the value of heart health across the area and directly involve local communities."

Dr Eddie Rooney, Chief Executive of the Public Health Authority, who attended the coaching at Sarsfields GAC and the Health Day in Andersonstown, said: "No Smoking Day is an ideal opportunity for us to focus on taking after our hearts."

For further information on heart health contact the Health Promotion Team on 07581236003.

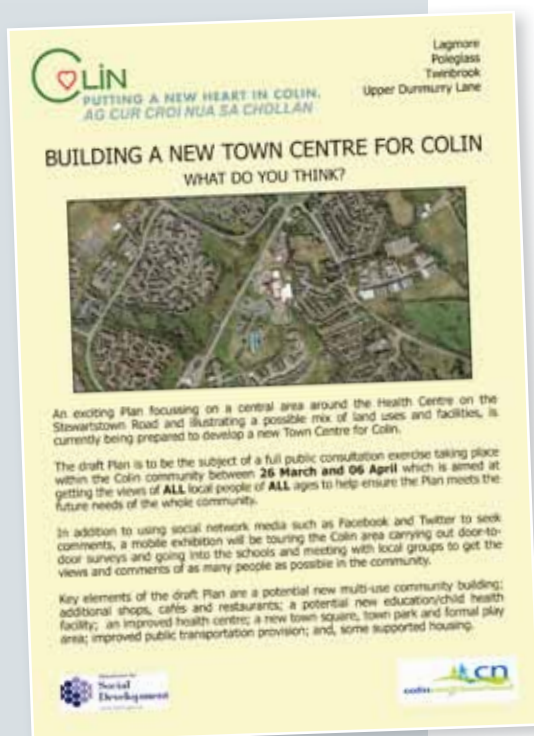
"Today I am heartened to see so much great work going on. These are the real heroes of the changing city, people who are working day and daily to improve the lives of their neighbours. I look forward to the day when the nearly 30,000 people who live in Twinbrook, Poleglass and the greater Colin area have a vibrant community hub at the very core of this wonderful district."

Terry George, Film Director, Oscar Winner 2012

USE OF SOCIAL MEDIA

3.6 A social media presence was established in advance of the public consultation outreach. Twitter and Facebook were identified as an effective way of relaying information to the wider Colin community, particularly the under 25 age group. This was an excellent way of creating additional interest around the project as well as providing frequent online updates. Locally elected representatives, members of the business community and the wider public used this medium to stay informed about the public consultation outreach activities. An online version of the consultation questionnaire was also created, and this was promoted through the social network sites, allowing greater accessibility to those who wished to convey their views via the internet. The social network sites and Colin Neighbourhood Partnership (CNP) website offered platforms through which vital consultation information could be shared freely on an open and transparent forum.

Prize winners who completed public consultation questionnaires.



ROLL OUT ON THE GROUND

3.7 The public consultation process began on 26th March 2012. A briefing pack, including a town centre project information leaflet and consultation questionnaire was distributed to every household in the community (circa 8,000 homes). This information was also made available online through the CNP website, and social network sites such as Facebook and Twitter were used to encourage feedback and comments on the content of the draft town centre proposals.

3.8 Consultation questionnaire responses could be physically returned via a number of drop-off points locally, including; Cloona House, the Dairy Farm Library, any of the local schools, the Dairy Farm Post Office or Stewartstown Road Health Centre. As an added incentive, those who took the time to provide feedback were entered into a prize draw for iPad and iPod products.



Andersonstown News | www.belfastmediagroup.com | 17 March 2012

ADVERT | 13



PUTTING A NEW HEART IN COLIN.
AG CUR CROÍ NUA SA CHOLLÁN.

Building a town centre around you.



Lagmore.

Views are being sought from the Colin Community on proposals for a new town centre. There is now an opportunity for you to get involved in shaping the future of Colin Town Centre and advise the consultant team what you consider to be the services and facilities needed in your community.



Poleglass.

From the 26 March to the 06 April we will be knocking on doors across the community to hear your ideas. There will also be a mobile exhibition of the current draft proposals. Please share your ideas: would you want to see more shops, enhanced health care, better education provision, more community services or something else in the new centre?



Twinbrook.

Every resident who completes a questionnaire will be entered into our prize draw with an opportunity to win ipads, ipods and shuffles. Don't miss out, get involved in the future of your Community!!



Upper Dunmurry Lane.

For further information on the project and how you can get involved please contact Bronagh O'Kane by phoning 07581 236003 or by email bokane14@googlemail.com. You will soon be able to follow the project on Facebook and via a new web page. Watch this space for more announcements!





3.9 The collation of primary data collected through the consultation questionnaires was complemented by an extensive series of focus groups, individual meetings and presentations that were arranged throughout the day, evenings and weekends. A wide variety of local associations and key service/facility providers were involved. They included, schools, youth and sports clubs, pensioners, disability and specialist interest groups, in order to engage with as many local people as possible and to maximise the level of local participation. Meetings and presentations were also arranged with elected representatives and members of various Government departments. A door to door campaign throughout Colin afforded the opportunity to share information on the project. Maintaining a presence along the Stewartstown Road and in other areas where people meet also helped to raise the profile of the consultation.

3.10 A series of 30 one-to-one in depth interviews (Ref: Appendix E) were conducted with local people who were happy to share their opinions for publication in order to give greater human resonance to the findings of the consultation.

3.11 The public consultation was originally intended to run for a period of two weeks. It was, however, extended by a number of months in order to facilitate the large number of individuals, groups, organisations and local schools who wished to meet the project team and provide feedback and comment.

3.12 The questionnaire responses provided essential primary data. However, the project team considered that the focus groups, one to one discussions, presentations and in-depth interviews provided a greater insight into the thoughts and wishes of the local community. These methods provided the team with the opportunity to explain the proposals and discuss the concerns and aspirations of local residents in much greater detail than would otherwise be possible.

3.13 In summary, the public consultation exercise was extremely constructive and informative. The project team was very impressed by the enthusiasm, passion, detailed interest and general commitment of everybody, both young and old, that contributed.

3.14 The entire community clearly wants to see investment to significantly improve services and facilities in Colin. In particular, to stop the serious financial leakage, in terms of local residents having to leave the area to access basic services, leisure and recreational facilities (Ref: 4.3). There was also a strong consensus from across the four neighbourhoods within Colin in support of the new town centre site. It was unanimously agreed that the proposed site was an ideal, neutral and central location on which to build the new physical heart for the entire Colin area. This was a critical finding of the public consultation process, which is expanded upon in Section 4 of this report.

LEAKAGE:

A situation in which capital, or income, exits an economy, (or community), rather than remains within it - in this case losing the benefit of this expenditure to its own community.

4

KEY FINDINGS AND THEMES FROM THE PUBLIC CONSULTATION EXERCISE



This section highlights the key issues and themes arising from the written feedback taken from the questionnaires, the ‘face to face’ interviews, focus group meetings and presentations made during the public consultation.

SUPPORT FOR A NEW TOWN CENTRE AND NEUTRALITY OF THE SITE

4.1 Feedback from the public consultation process has identified that the four neighbourhoods within Colin have their own distinct identity and that there is little interaction between the areas. There is also an acknowledgement that Colin lacks a focal point or heart, and that a new town centre would address this issue.

4.2 Despite neighbourhood divisions and a strong desire to retain their distinctive sense of identity and community, there is overwhelming support for a new town centre. The area adjoining the Dairy Farm on the Stewartstown Road is an ideal location for such a centre, given its neutrality as an accepted shared community space.

HOW DOES LEAKAGE AFFECT THE COLIN AREA

4.3 There is significant leakage of expenditure from Colin, as people have no choice but to leave the area to avail of services and facilities. For example, as Colin residents mostly spend in major food stores in other areas (Ref: 4.11), they are not only using their income to support an economy outside of their own, but also they have the inconvenience of extra time and travel cost. However, if Colin had a major food store located in a new town centre, it would provide job opportunities and would draw footfall from beyond the Colin boundary, and in doing so contribute to building and sustaining their own local economy.

4.4 Considering the substantial population of the Colin area, currently estimated at 21–25,000, and compared to areas of a similar size in the region, there is a distinct lack of services and facilities provision across leisure, retail, health, sports and recreation. The extent of this problem has been identified in all of the previous studies listed in 2.13. For example, The Colin Gateway Project Economic Appraisal 2007 highlighted the clear difference in levels of service provision between Colin and Lurgan as demonstrated in greater detail in the following Service Provision Comparative Index (2007).

NOTE: For the purpose of this report it should be noted that the 2007 Lurgan/Colin comparison was strictly based on population size and in this case clearly reflects the lack of services in Colin. However, there is a weakness in this comparable study in that the areas are not like for like. Lurgan is a market town with a hinterland whereas Colin is not a formal settlement, but made up of four major housing areas. It has been identified that more

relevant statistical analysis needs to be undertaken to reflect a more accurate comparison with better matched catchment areas (Ref: 5.22).

4.5 Feedback from the consultation questionnaire made it clear that the Colin community want more shops. Whilst a supermarket would be a significant improvement, the people want a range of shops that would be the expected norm for any other area with a catchment of nearly 25,000. The recently published Regional Development Strategy 2035 highlights the normally expected service provisions within the hierarchy of settlements (Ref: page 63).

Service Provision Comparative (2007)

Service Provision	Lurgan	Colin ⁵ Stewartstown Rd
Population	25,000	26,000
Schools	13 (8 Primary, 5 Post Primary)	8 (7 Primary, 1 Post Primary)
High Street banks	5	0
Building Societies	2	0
GP Surgeries	7	1
Dentists	6	3
Pharmacies	8	3
Solicitors	17	2
Estate Agents	9	0
Credit Union	1	2
Library	1	1
Opticians	6	2
Post Offices	4	2
Leisure Centre/ Swimming Pool	1	1 ¹
Hotels	2	0
Main Shopping Centres	2	1
Public Houses	17	4 ²
Youth clubs/ GAA clubs	12 ³	3 ⁴

[Bibliography - Appendix G]

1 Standard activity centre located in Twinbrook – no swimming pool

2 2 Bars on Stewartstown Road, 1 in Twinbrook, 1 in Poleglass

3 7 Youth clubs plus 5 GAA clubs

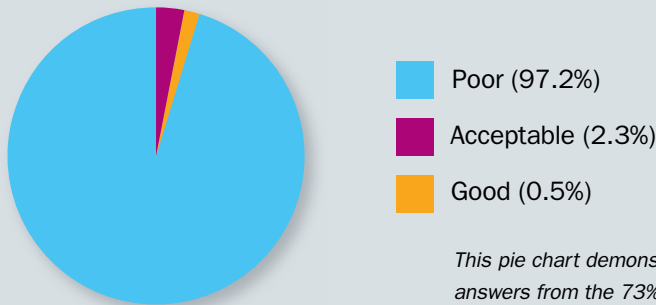
4 1 Youth centre in Poleglass, and 1 in Twinbrook, 1 GAA club with no premises

5 This is not an accurate reflection of current provision, which in some categories has reduced further in the Colin area.

NEED FOR MORE LEISURE AND RECREATIONAL FACILITIES

4.6 There is a strong desire within the Colin community, across the age group spectrum, for the new town centre to provide facilities such as: a swimming pool, more shops (particularly a sizeable food store and clothes outlets), restaurants, a cinema, a public park and more playing field facilities including all weather pitches. Feedback from the consultation has underlined the need for recreational activities for all age groups within the new town centre. For example, 97% of respondents said that they believe current recreation provision in Colin is poor. This contributed to a change of emphasis away from a retail centred scheme to one which instead focuses upon creating a social and physical hub, underpinned by educational, health, community and leisure facilities. The plan to create a town centre will then complement the retail led regeneration plans for the adjoining Dairy Farm site.

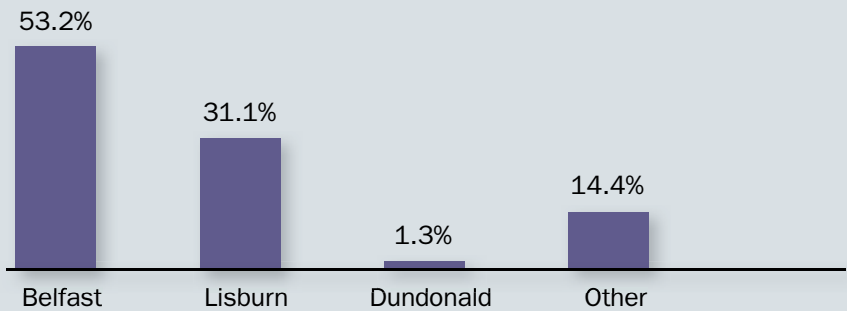
What do you think of Recreation provision in Colin?



This pie chart demonstrates the variety of answers from the 73% response rate on this question

4.7 Due to the lack of facilities and services within Colin (particularly retail, leisure, culture, arts and recreation), families and individuals have become accustomed to travelling distances outside Colin to access them elsewhere. Questionnaire results reveal that 85% of respondents travel into either Belfast or Lisburn for leisure and entertainment. Popular destinations include: the swimming pool and Wallace Park in Lisburn, the Kennedy Centre in Andersonstown, the multiplex leisure facility at Dundonald, the Odyssey, both Lisburn and Belfast City Centres and the various surrounding supermarkets. This is a trend that needs to be reversed if Colin is to thrive as a self-sustaining community. A vibrant new town centre with a mix of services and facilities should achieve this objective and reduce the significant amount of financial leakage from Colin to outlying areas.

Where do you go for Leisure and Entertainment?

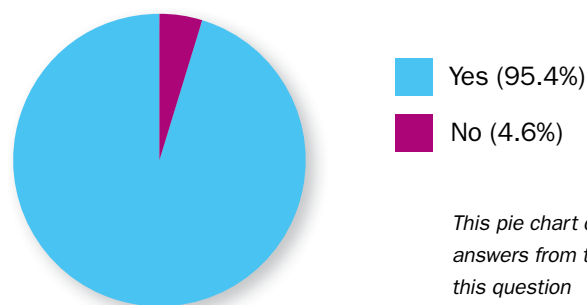


This graph demonstrates the variety of answers from the 58% response rate on this question

Colin currently experiences 80% leakage in convenience (grocery) shopping spends. There is a projected £46m loss of grocery spend from the area in 2013.

4.8 There is very strong support for a public park (similar to Wallace Park, Lisburn) across all age groups. The community wants this park to include 5 aside and 7 aside pitches and a safe, user-friendly walking/jogging track around the perimeter. Similarly, all age groups also support the community hub building, the civic/town centre square and restaurants/cafes around the square.

The plan proposes a new town park and play area in Laurel Glen - is this a good idea?



This pie chart demonstrates the variety of answers from the 83% response rate on this question

4.9 A consensus across all age groups supported a multi-purpose community hub building to include: a library, a bank, a crèche, 'drop-in' space for various services (such as counselling), clubs, associations and other activities. Also identified, was the need for a performance space to facilitate community and cultural events both indoor and outdoor, closely linked with the adjacent civic town square. The need for a shared meeting space and accessible activities was clearly evident in many of the responses.

DENISE UI CHATHMHAOIN

Playgroup Assistant at Ionad Na Fuseoige

"As a teenager growing up in the area, there was nothing for me and I don't want this to be the case for my teenage son; growing up during the troubles we knew the boundaries, the conflict set the parameters. I think that a new culture of drink and drugs has emerged now because of the lack of opportunity and recreational facilities in the area. There is a clear need for some kind of facility where young people can meet and socialise safely, something like the leisure and entertainment complex in Lisburn."

[Read more: Local Opinion – Appendix E]



NEED FOR MORE PLAYING FIELDS

4.10 Although there is some playing field provision within the Colin area, its use is so oversubscribed that many local residents are unable to access these facilities because of cost and use by people from outside of the Colin community. Although Lisburn City Council gives priority use to locals this leads to another form of leakage from Colin as sports teams and talented individuals must leave their locality to train and sometimes compete in their chosen sport.



Darren Hawkins and Eddie Mulligan,
Glendowen Football Club

“On an average Saturday the Club has nine teams leaving the area in search of playing field facilities for their competitive matches. This costs £210 per week. The teams only get an hour of training time a week, yet they are still excelling. The club has recently won a number of cups. There is so much potential, if only the facilities were available locally.”

Brendan Allsopp, St Colm's High School PE Teacher

“There is a massive under provision of leisure and sports facilities in the Colin area. This shortage makes access to sport very prohibitive for local young people. There is a clear correlation between young people with behavioural issues and a lack of access to recreational facilities.”



Michael Cassidy, St Colm's Year 14 Student

“Growing up, there were football teams who catered for young people up to the age of 14, but after that, I had to go to Donegal Celtic to play. Some young people who are unable to travel to other teams get into drink and drugs. Sports facilities like 5 and 7 a-side pitches and a gym would be fantastic as the existing facilities are very poor and restrict the numbers who can enjoy sport locally.”

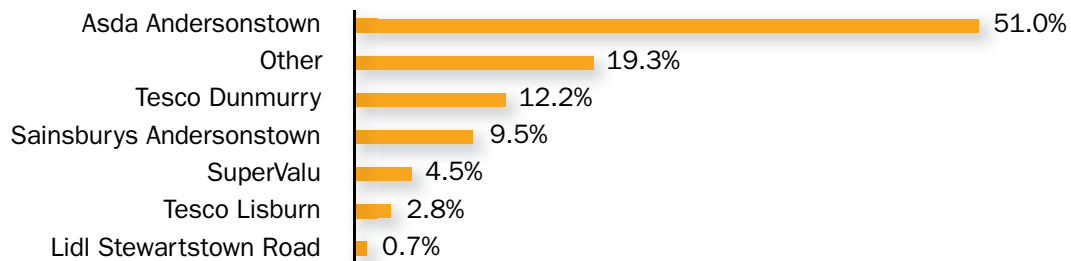


[Read more: Local Opinion – Appendix E]

NEED FOR A MAJOR FOOD STORE AND OTHER RETAIL CHOICE

4.11 Just 4.5% of questionnaire responses collected during the town centre consultation reported that they carried out their weekly shop in SuperValu, in the Dairy Farm Shopping Centre. The remainder of respondents identified that they shop at Asda in the Westwood Shopping Centre; Tesco, Lisburn; Tesco, Dunmurry; Sainsbury's, Andersonstown and to a lesser extent Lidl and Iceland in Andersonstown.

Where do you do your Weekly Shop?



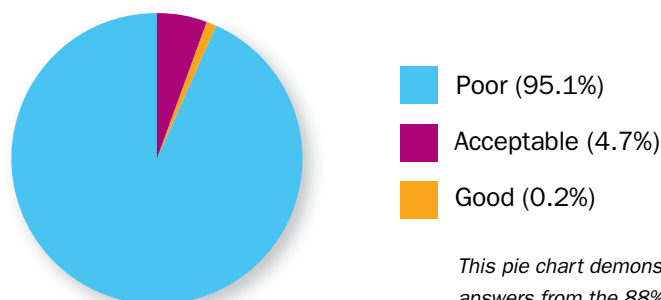
This graph demonstrates the variety of answers from the 95% response rate on this question

4.12 The Drivers Jonas Deloitte (March 2009) Retail Impact Assessment stated: "The Dairy Farm catchment has an extremely poor provision of retail floor space, in numerical and qualitative terms. The retention of trade is extremely low. At present it only retains approximately 20% and 8% of retail expenditure for convenience grocery and comparison non-grocery goods respectively. This has been brought about through a historic lack of significant investment in retail facilities at Dairy Farm."

The Dairy Farm does have its own distinct catchment area, however expenditure generated by the local population leaks to shopping centres on the edges and further afield.

[Ref. Bibliography - Appendix G]

What do you think of the shops in Colin?



This pie chart demonstrates the variety of answers from the 88% response rate on this question



“The new town centre needs a shopping centre with clothes shops. At the moment, I have to travel to Lisburn to buy clothes.”

Nicole Galway, St Colm's Student

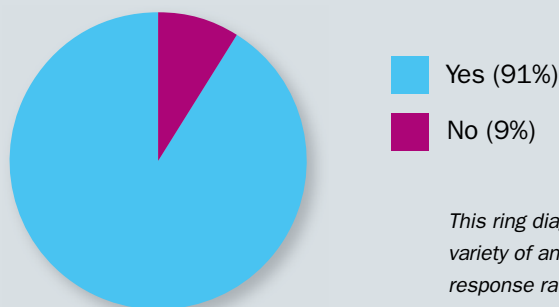
[Read more: Local Opinion – Appendix E]

4.13 Feedback from the public consultation highlighted strong local interest in what is/is not happening with the Dairy Farm. The Dairy Farm is seen as having a negative impact on the community because of its current condition and residents are keen to see something happen with it. The Dairy Farm owners have now lodged a planning application to redevelop the existing building. This should go some way to help restore confidence locally that things are progressing.

4.14 If a multinational food operator were to locate in the heart of the new town centre this would undoubtedly reduce the level of leakage experienced by Colin. Shoppers would have greater choice and access to value for money, as well as avoiding expensive journeys to other shopping centres.

91% of questionnaire respondents identified that they believe more food shopping is required within Colin.

Is there the need for more food shopping?



This ring diagram demonstrates the variety of answers from the 82% response rate on this question

HOUSING

4.15 There is very limited support for building more houses within the town centre, although there is a recognised need for more affordable homes/special needs housing provision in the wider Colin area. There is a desire for more supported housing immediately adjacent to the town centre site. This would mean residents are in close proximity to the town centre facilities and benefit from ease of access. Supported housing would not meet opposition as long as it is not on town centre lands, which should be reserved for the much needed town centre facilities.

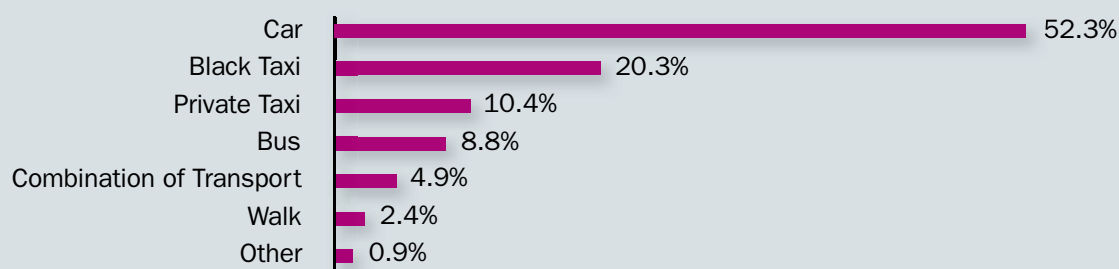
TRANSPORTATION, ACCESS AND CONNECTIVITY

4.16 The physical layout and undulating topography of the Colin area has a major bearing on the transportation network, as well as the lack of connectivity and ease of access experienced by the local community. Colin is more like a series of individual neighbourhoods (Twinbrook, Poleglass, Lagmore and Kilwee) than a coherent settlement. The manner in which it has developed over the years has created a sense of physical disconnect across the area.

4.17 Feedback from the public consultation demonstrated that people very much like the idea of walking to the new town centre. Lack of physical connectivity and ease of access are key issues for all age groups. Locals emphasise the lack of transportation links between the neighbourhoods; both to and from the Dairy Farm area and in and out of Colin to outlying areas such as Lisburn and Belfast City Centres. Current transport provision in Colin is focused on moving people in and out of the area, primarily to Belfast City, and does not offer effective public transportation links in and around Colin. As a consequence many of the people that we spoke to suggested that this compounds the leakage problems experienced by Colin, as it is easier to travel on public transport into Belfast, than go to the Dairy Farm.

4.18 In October 2012 the Colin Neighbourhood Partnership invited the Prince's Foundation for Building Community to engage with the young people of the area as part of its wider consultation strategy. The local schools agreed to take part in a computer-based, hands-on exercise developed by the Foundation called 'Knowing Your Community'. The exercise helped the young participants to explore their area, which was developed in the 1970's and 80's as an extensive collection of disconnected cul-de-sacs. It helped them to better understand the importance of making any future intervention, such as the new town centre, better connected and therefore more sustainable"

How do you get to your Weekly Shopping Destination?



This graph demonstrates the variety of answers from the 95% response rate on this question

“We fully back the Colin Town Centre project and are happy to support any investigation that will lead to improved public transport connections for the people of Colin. We know the importance of people being able to easily move around their own community and across neighbourhoods, as well as the importance of regular transport into and out of an area.”

Eddie Fay, The Belfast Taxi Community Interest Company



An exploratory transportation/connectivity workshop (December 2012) chaired by Rose Mary Stalker, CNP and attended by a senior team from Translink, SIB, DSD, Chair of DCAL MAG and private transport consultants.

4.19 Young people explored walking options around the Colin area, including to and from their school and to the proposed new post primary town centre site, and they suggested improvements. Their feedback confirmed that the new town centre should transform Colin into a much more walkable, sustainable neighbourhood that would allow a much higher percentage of children to walk to school. (Ref: Appendix B)

4.20 The most popular modes of transport for travelling out of the area are the private car and the black taxis, with private taxis and the Translink bus services being less popular, given their respective higher costs and restricted services and routes. The Stewartstown Road, alongside the Dairy Farm is not serviced by Translink and, more specifically, Translink does not provide a bus stop or a dedicated route to or from the proposed town centre site adjacent to the Dairy Farm.

4.21 The lack of connectivity has been identified as the single most restricting factor likely to affect the success of the new town centre proposals and that of the proposed redevelopment at the Dairy Farm. This connectivity issue and public transport provision will need to be addressed as a priority as the project progresses to the next stage. A number of exploratory transportation/connectivity workshops, attended by a senior team from Translink, SIB, DSD, Chair of DCAL MAG, private transport consultants and chaired by CNP, have already taken place. The forum will continue to meet to ensure that an early solution is devised to address the current connectivity problems.

4.22 Although there was minimal reference to Rapid Transit proposals for Colin in consultation feedback, it is important to note that this new provision offers an opportunity to improve transport choice and anchor a vibrant interchange within the town centre. Translink have also indicated an interest in revisiting their current provision within Colin.

4.23 The Belfast Taxi Community Interest Company (BTCIC) have attended discussions around developing routes for the Colin neighbourhood, contributing their valuable local knowledge and experience to help develop and improve the overall transport provision for the new town. BTCIC have indicated a commitment to providing additional routes/services in the area to help improve accessibility and connectivity. CNP and the CTC delivery team will continue to explore ways of improving the connectivity in and around Colin by talking to a broad spectrum of transport providers, including: BTCIC, Translink, Rapid Transport and other relevant providers.



“The area is very empty, it is very dark and I believe the new town centre project is needed now more than ever to create a better quality of life for the people of Colin. As a wheelchair user I feel strongly that the new town centre must be accessible to all so that the whole community can make use of any new facilities.”

Michael Bailey, *Colin Men's Group*

[Read more: Local Opinion – Appendix E]

“I live on the Whiterock Road, (off the Falls) and we seem to get access to funding for things, the difference in facilities up here is so obvious”



Caoimhin Madden, St Colm's Student

[Read more: Local Opinion – Appendix E]

LACK OF FUNDING AND INVESTMENT

4.24 When compared with adjoining areas within Lisburn City Council and Belfast City Council, feedback from the consultation process highlighted the perception that the Colin area has historically been seriously underfunded, and has suffered from a significant lack of investment (both public and private). This has ultimately had an enormous impact on the level, quality and range of services, facilities and amenities provided locally.



Fionnuala Bradley, St Marks Primary School Teacher

“I moved from Beechmount to Twinbrook when the housing development was new and it was beautiful, but over the years it became very run down. I feel that Lisburn City Council neglected the area. It was appalling the way the people of Twinbrook were treated. In every aspect: shopping, leisure, street cleaning, house maintenance, it was as if “good enough” and no more was their approach.”

[Read more: Local Opinion – Appendix E]

4.25 People in the Colin community, without exception, reported that they feel as if they have been neglected and let down badly over the years by empty promises. The recent environmental improvements to the Stewartstown Road implemented as part of the Colin Gateway Project, are acknowledged to be generally positive and improve the area visually. However, the overwhelming view is that nothing else has happened aside from housing, and that the community has simply been left behind. There would appear to be little evidence to counter this claim.

4.26 It is acknowledged that generally the community tend to measure investment by what they can see and what they can touch. With regard to the town centre project this underlines the importance of the need for physical evidence of forthcoming investment in their community. They want to see action now.

“Colin has always been regarded as a bit of a ‘ghetto’ and the people of Colin have always faced acute disadvantage.”

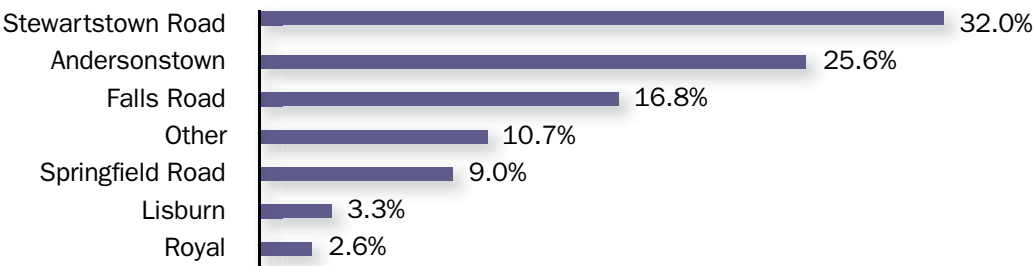
Christine Cosgrove,
Footprints Women's Centre

[Read more: Local Opinion – Appendix E]

FINDINGS IN RELATION TO HEALTH

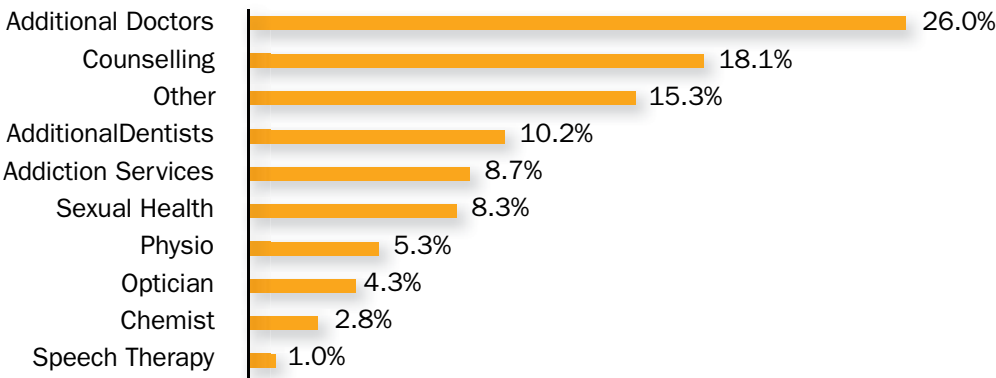
4.27 The consultation brought to light the significant issue of leakage in terms of healthcare provision in the Colin area. The inadequate primary and community based care provision forces people to travel out of the area to access GP and dental services specifically. Consultation survey results identified that just 32% of respondents visit the local Stewartstown Road health centre, whilst 24% attend the Stewartstown Road dental practice for treatment. Results also reinforced the shortfall in existing provision, with the majority of respondents identifying that they leave the locality to access health and dental treatment in areas such as: Andersontown, Dunmurray and the Falls Road.

Where do you go to visit the Doctor?



This graph demonstrates the variety of answers from the 64% response rate on this question

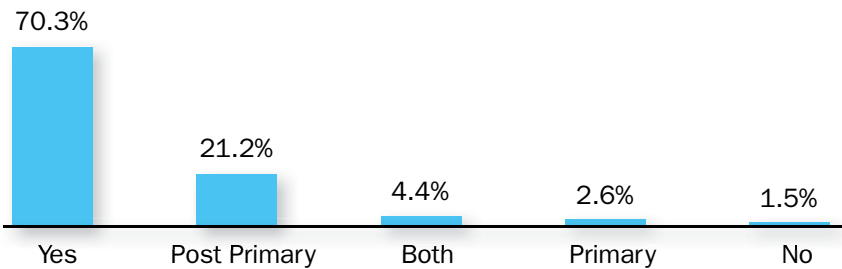
What additional services would you like to see within an improved Health Centre?



This graph demonstrates the variety of answers from the 84% response rate on this question

4.28 In the context of ‘Transforming Your Care’ and given that Colin is an area with a significant rate of long term conditions, the existence of an enhanced and more accessible, local primary care infrastructure is imperative to the delivery of a more community focused model. Support for an improved health centre facility and the disability resource centre is much more specific to older members of the community and residents with disabilities.

Would a new health care/child facility enhance Town Centre Development?



This graph demonstrates the variety of answers from the 95% response rate on this question



“Within Colin people from the different estates don’t mix very well, but a new drop-in facility at the heart of the town centre could be shared and enjoyed by all. I think this would enable people to mix and meet new friends, forging stronger social ties and creating a stronger sense of community identity.”

Michael McCann, *Sally Gardens Youth Project*

[Read more: Local Opinion – Appendix E]

COMMUNITY ENABLING MEASURES

4.29 It is recognised that there is a need for a more holistic approach and wider vision to be taken for the Colin area. The need to make provision for a new town centre but also to recognise and support the various initiatives, services and facilities currently being provided within the neighbourhood communities. It is clear that each neighbourhood within Colin also has a distinct character and identity, and there is a strong desire for existing facilities and services within these areas to continue to be supported and retained.

4.30 Although there is compelling support for a new town centre and the various associated facilities, amenities and services that it could provide; there is an overwhelming view that such a centre should not jeopardise existing local neighbourhood services and facilities. In most instances, these rely on support from local volunteers who have worked tirelessly to create and maintain them on very limited budgets. In this respect, there is strong resistance to the wholesale relocation of such services/facilities from the neighbourhoods to the town centre. However, provision of a shared space and drop in facility for their use within the proposed community hub, would be a valued addition.

“Unemployment is very high so a new town centre would bring much needed jobs to the area.”

Claire McKernan, *Local resident*

[Read more: Local Opinion – Appendix E]

4.31 One example of this is the successful All Saints Boxing Club based in Twinbrook that needs new premises. The club is very supportive of the town centre proposals, but wishes its premises to remain in Twinbrook because of its history and attachment to the area. It would however subscribe to a ‘drop-in’ facility in the proposed community hub building. This is a position shared by most established groups and organisations currently located in the neighbourhoods. Understanding the effectiveness of the work undertaken by the local community is critical to maximising the effectiveness of future proposals, both within the new town centre and within the respective neighbourhoods.

4.32 The work undertaken by the local community is its lifeblood and creates the energy that makes the physical infrastructure of a place work. The highly proactive and developed nature of Colin’s community involvement offers a strong platform to create a managed system that would provide essential stewardship in the area, in advance of the town centre’s construction programme.

4.33 Work has already begun within the town centre project on developing the stewardship infrastructure of Colin. Working closely with the local residents of the area, CNP and Groundwork NI have developed a successful allotments project. Special European Union Programmes Body (SEUPB) under the Shared Spaces Programme has funded this initiative. Phase 1 is complete and Phase 2, which will form the basis of an additional social economy business, is under development. This approach can undoubtedly be replicated to achieve other outcomes that are complementary to the overarching town centre ambitions.

EDUCATION

4.34 The community's desire for a new post primary school is clear. While St Colm's High School provides outstanding education for its pupils and enjoys the support of the local community, its building is old and needs to be replaced. Alternative replacement locations have previously been considered, but the town centre is now viewed as the best location with an easily accessible, high profile, neutral, shared space on a main arterial route in the heart of the community. This was an extremely significant finding that acted as the catalyst in securing the full engagement and support of the Colin educational sector. Ultimately, this has contributed to the development of a more appropriate and viable Combined Approach Draft Masterplan for the project. (Ref: page 58-59).

Amy McDermott, *Year 12 Student St Colm's High School*

"A new secondary school is needed because there are so many primary schools within Colin. Young people have to go down the road for preferred schools and this breaks up the local community."



Stephen Lynch, *Sally Gardens Youth Club*

"I went to school at La Salle on the Glen Road and so I know more people from across Belfast than from the Colin area. Those who went to school in St Colm's all know each other so I feel I've to go out of my way to meet new people locally."



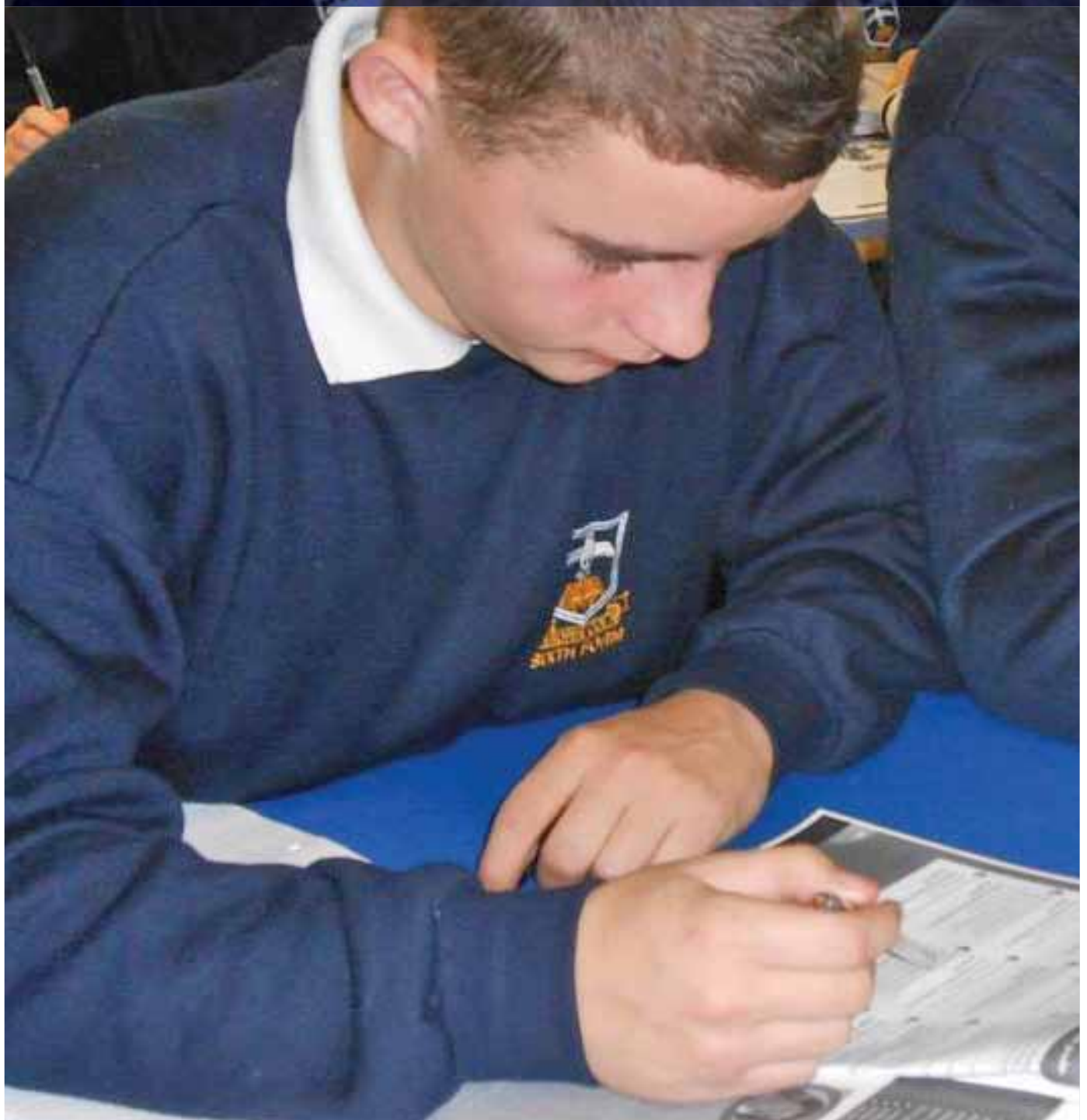
[Read more: Local Opinion – Appendix E]

"In local Parishes covering Twinbrook-Poleglass-Lagmore there was an average of 358 baptisms per year between 2006 – 2011: at least 95% of those being children 0-5yrs. Where will those children go to post-primary school? Will they have to be transported out of the area for post-primary education while there is an outstanding educational and pastoral provision here that only lacks a more centrally located new build? This area, and those who have developed an outstanding educational community here, need and deserve a new post-primary school in Colin."

Very Reverend Pat Sheehan, *Chair of the St Colm's Board of Governors*

“We do not have the luxury of time. It is unacceptable that St. Colm’s premises do not reflect its success. The people of the Colin area are determined that there must be a ‘State of the Art’ accessible, all ability school for this generation and those to come. They rightly demand their own new school premises and facilities which will respond sensitively to the needs of this unique community and will be the catalyst for regeneration.”

Imelda Jordan, St Colm’s Principal since 1999



“The new town centre needs to have better transport and lighting, so that people feel safe.”



Paul Maguire, Year 10 Student at St Colm's

[Read more: Local Opinion – Appendix E]

SECURITY AND MANAGEMENT

4.35 The high levels of crime and anti-social behaviour in the Colin area underline the need for proper security and management for both existing and proposed facilities and buildings. This issue came across as being of concern to all age groups. Throughout the public consultation process there was a unanimous desire for a safe space that is properly respected, preserved and managed. There was also a desire for a well-designed, high quality development that inspires people and generates civic pride.



“Despite the difficulties, a lot of hard work has been done on the ground to address problems and things have gotten better. For instance at one point, Colin was referred to as ‘the joyriding capital of the UK’, now it has one of the lowest levels. It has taken a lot of work to get to where we are, but there is a lot more work required to retain it. I think it’s crucial that the new town centre has a good community safety model.”

Stephen Magennis, Safer Neighbourhoods Initiative

[Read more: Local Opinion – Appendix E]

“In my ministerial role as design champion, I know that better places can be produced by great architecture and public spaces. However, good design of how we care for and use our places is every bit as important as good design of what we build. As we look at how the built environment can have a positive impact on communities, promoting sustainable economic, social, environmental and equality outcomes the Colin initiative is setting an innovative example to others.”

Carál Ní Chuilín *MLA, Minister of Culture, Arts and Leisure*

LIVING SPACES - URBAN STEWARDSHIP AND DESIGN

4.36 The preparation of the new and innovative supplementary planning guidance, ‘Living Spaces - Urban Stewardship and Design’ is being led by the Department of the Environment with the aid of an interdisciplinary, interdepartmental steering group. This new guidance will create the stewardship briefing and design principles for projects such as Colin Town Centre (CTC). The CTC project team intend to work with the steering group to ensure that Colin’s proposals represent best practice.

URBAN STEWARDSHIP:

Responsibility for your surroundings; taking ownership; improving sustainability in an area; encompassing local involvement; increasing the vitality and viability of a town centre making it a better place to live, work and meet, and a more attractive place to visitors and investors; promoting a positive sense of place.

4.37 In developing a stewardship brief for the new town centre a proper understanding of Colin’s exemplary work in community activity and in education is essential. The briefing must include clear advice on the facilities that will be available in the town centre and how they will be used and stewarded. Early engagement is vital for Colin to ensure the building of common interest in shared places. This will improve social, economic and environmental resilience, and help reach the goal of a growing sense of ownership and responsibility for surroundings in the Colin area, beyond the completion of the redevelopment building work.

4.38 Harnessing local potential is essential. For example, a local business, a community group and a school may all find a single common interest which is beneficial to the town, for example, a garden centre, gardening group and school children planting trees in common areas. This way they can begin to build a network, create and grow connections, both locally and within town centre management and public services. This will ensure Colin reaches its potential as a living environment.



4.39 An emphasis must be placed on design of spaces to avoid standard suburban divisions, for example, walls and fences, which are often used in designs to provide ‘security’ in the absence of good techniques of stewardship.

4.40 Management for the town centre should be instigated alongside the development of the physical built environment. The town centre management will need to be fully operational and well tested in the existing environment and adaptable to the new centre to ensure success. This includes the working together of retail groups, community groups and others to enliven and grow the interest in being in the town centre itself, a reason to go there is vital.

4.41 To ensure community development is not neglected and to build up social capital successfully, community based stewardship agreements should be developed. Starting at the same time as the projects construction enabling works, this should continue during the construction period and beyond. Social infrastructure is in practice as important as physical infrastructure, and so this should be budgeted for accordingly.

4.42 This process will help direct the management and phasing of the construction and ensure that as buildings and facilities are completed, the transition of uses, including the connections or networks of activity into the new place, is as smooth as possible. The success of spaces, buildings and environments and the economic, environmental and social benefits they bring, are largely affected by the people who use them. It is wise to invest in this success.

“There has been a constant raising of expectations only to be let down... I welcome new plans for a Town Centre and would plead that this time they are actually delivered.”

Mary McNeill, *Footprints Womens Centre*

[Read more: Local Opinion – Appendix E]

CONCLUDING COMMENTS

4.43 The Colin community is extremely positive about the area's future. However, there is clear agreement that although there is support for the new town centre proposals, the community need to see plans being delivered and implemented. The time for talking and good intentions is over – action is required.

4.44 Respondents expressed concern that some government investments have not always achieved their aim. It is not just about spending money, it is about spending money to deliver sustainable benefits. This is particularly important because recent restructuring and reprioritising of funding has resulted in some organisations not getting sufficient support. There is a need for focused collaboration and coordination of funding throughout the community to ensure the best outcomes.

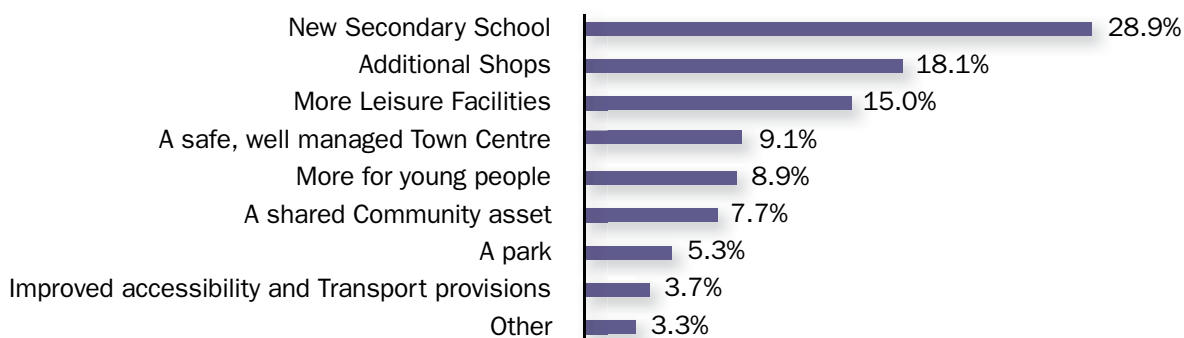
4.45 Although there is clear recognition of the very good work done by CNP and community groups, many believe that they need to strengthen their links with the wider community and possibly be more centrally located within the proposed community hub building. It is important to provide a central location for CNP and other community groups, as this would increase accessibility to, and knowledge of their services for everyone in the community.

4.46 There is a pressing need for immediate early wins in relation to the new town centre, for example, transport solutions and support for existing community infrastructure. By capitalising on early wins, this will ensure that momentum and community ownership, interest and buy-in gained through the process is not lost. Comments which frequently came up through the public consultation exercise demonstrated the scepticism of many and included:

- Is there/will there be funding available to implement the town centre proposals?
- What is the timescale for start/completion?
- Is it really going to happen given previous failed promises?

4.47 The findings coming out of the public consultation process demonstrate beyond a shadow of a doubt that the Colin community is positively ready for change and that change is needed as soon as possible.

What is your biggest wish for the new Colin Town Centre?



This graph demonstrates the variety of answers from the 95% response rate on this question

5

CONCLUSIONS, RECOMMENDATIONS AND NEXT STEPS



“

“A good educational facility here is fundamental to improving the future chances of our young people. A well run school which also services local people will benefit and be a focal point for the whole community.”

Brendan Anglin, *Local Pharmacist*

[Read more: Local Opinion – Appendix E]

”



DESIRABLE TOWN CENTRE LOCATION

5.1 The primary objective of the public consultation exercise was to present to the local community an Initial Development Framework Plan, with a view to stimulating debate, eliciting comment and identifying what the community would like to have in its new town centre. The quality and nature of responses received would suggest that this objective was achieved.

5.2 A key finding of the public consultation exercise has shown that given its neutral location and accepted shared community space status, there is overwhelming support for a new town centre for Colin.

5.3 Any future development plans or planning applications for the new town centre will address the Dairy Farm Centre and surrounding area to ensure that there is connectivity between the two developments.

5.4 The delivery of a commercially viable and sustainable town centre is a project of significant scale and complexity, and one that will require a coherent and co-ordinated approach that is clearly focused and driven with commitment and passion over a prolonged period of time. In order to ensure its efficient and effective delivery, care will be required in programming the implementation, management, supervision, funding and control of the various elements of the project.

THE PROPOSED COMBINED APPROACH PLAN

5.5 There has been a variety of views and opinions offered regarding suggested land uses. In terms of the current Combined Approach Draft Masterplan, there is however clear support for the following:

- A new multi-use community hub building supporting a variety of facilities, functions and services
- A community/leisure building, shops, cafes and restaurants focused around a new civic town square
- A new post primary school and primary school
- An improved and extended health centre and disability resource centre
- A town park (similar to the Wallace Park in Lisburn)
- The need for a secure and effectively managed environment.





“We need a meeting place for young adults and older people who have nowhere to go, like a cafe.”

Orla Galway, St Colms Student

[Read more: Local Opinion – Appendix E]



“I look forward to the chance of dressing up for an evening out with friends within Colin, to go for a meal and have a few drinks, somewhere that merits putting on a good top!”

Siobhan Fanning, Youth Initiatives

[Read more: Local Opinion – Appendix E]

LEISURE, RECREATIONAL AND RETAIL USES

5.6 The plan should ideally include a cinema, swimming pool, 5 and 7-a-side playing pitches and a major convenience food store.

5.7 The Dairy Farm has outline planning permission for a major retail development. It will be critical going forward to ensure that there is a close working relationship between the town centre’s promoters and the Dairy Farm owners in order that Colin gets a successfully co-ordinated town centre, and not one that is fragmented.

EDUCATION

5.8 The biggest change to the Initial Development Framework Plan is likely to focus on the proposal to build a new replacement post - primary school for St Colm’s High School, linked to a proposed children’s campus which would address the collective educational needs of both primary and post-primary school children. It would also provide an appropriate management mechanism for shared services and facilities outside of school hours. For example, a swimming pool and outdoor playing fields could be open to the general public beyond school hours.

5.9 St Colm’s High School is the only post-primary educational facility in Colin. There are currently significant numbers of pupils being schooled out of the area because parents in Colin increasingly have wider access to a range of larger post-primary schools with enhanced buildings and educational facilities within easy travel distance of the area.

5.10 St Colm’s academic achievements are excellent. The Education and Training Inspectorate, when carrying out a Standard Inspection in November 2010, conferred “outstanding status” on the school’s quality of education and pastoral care. This proves that with the right approach and leadership, schools in severely disadvantaged areas can provide their pupils with a very high quality educational experience.

[Ref. Bibliography - Appendix G]



5.11 Many European educationalists visit St Colm's as an example of first class educational provision in difficult circumstances, while Queen's University Belfast also refer educationalists to study St Colm's approach. The value added performance of St Colm's in comparison with similar schools has been recognised by the Council for Catholic Maintained Schools (CCMS), the Department of Education and education policy makers.

5.12 Its role in the community and its continued high level of educational performance would clearly suggest that the service provided by St Colm's is not only worth retaining, but should be enhanced. This can be achieved by providing Colin's youth with access to a post-primary education in a new build, high specification building, on an anchor site within the new town centre. As part of those developments it is important that the size of the new post primary provision in the centre would increase to at least 950 pupils in order to create a sustainable and viable post primary school for the foreseeable future.

5.13 Schools historically are at the heart of most towns and cities and create a significant level of vibrancy and footfall, which can help to sustain a town centre's facilities and shops.

5.14 It is acknowledged that the school roll at St Colm's has recently fallen and there may be concerns regarding the ability to reach CCMS's threshold capacity of 950 pupils for new post - primary schools. However, 426 births annually and approximately 6,000 children under the age of 16 residing in the Colin area would appear to endorse the viability of any future post-primary school provision. The success of the school is, therefore, contingent on the promotion of high levels of community confidence that it will be as successful as any of the schools in the wider area.

5.15 There are nearly 1,000 bus journeys in and out of Colin each day to post primary education. A state-of-the-art post-primary school would stem the outflow and cut down on unnecessary travel time, expense and inconvenience and, in so doing, would be more sustainable and environmentally acceptable. In addition, the proposed new site would support the development of post primary intake that would reflect a wider socio-economic balance more aligned to the socio-economic profile of the area.

5.16 It is also worth noting that there were a number of comments at the public consultation from parents who stated that if there were a new state-of-the-art school on land next to the Dairy Farm, they would send their children there as opposed to out of Colin.







COMBINED APPROACH DRAFT MASTERPLAN - A NEW TOWN CENTRE FOR COLIN

KEY

- 1** Colin Town Square
- 2** Retail/Commercial/Leisure
- 3** Resource/Day Centre
- 4** Health Centre (incorporating Children's Health facility)
- 5** Multi-purpose Community Building
- 6** 5/7 Aside Football Centre
- 7** 1,000 Pupil Secondary School
- 8** All Weather Playing Pitch
- 9** Primary School
- 10** Gaelic Pitch
- 11** Soccer/Hockey Pitch
- 12** Hard Courts
- 13** Carparks
- 14** Changing Pavilions
- 15** Cafe
- 16** Dairy Farm Complex
(outline planning for retail, leisure & business park)

Based on the outcomes of the public consultation a revised Combined Approach Draft Masterplan has been developed for Colin to incorporate Health, Education and Leisure services and facilities.





“The best brief for community development I ever had was from a social enterprise client in North Belfast. He said, quite simply “Nothing is too good for these people.” I am sharing this with Colin New Town Centre to inspire its leaders and supporters to fulfil the challenging vision which is at the core of the Architecture and Built Environment Policy, demonstrating the strength of Government and community commitment to good stewardship and design.”

Arthur Acheson *Chair DCAL MAG Architecture and the Built Environment*



RECOMMENDATIONS IN RELATION TO HEALTH

5.17 To deliver on the commitment to ‘Transforming Your Care’, the need for additional GP and dental provision in the area requires urgent attention. This need is heightened by the large population in Colin living within the most deprived wards in the North. Feedback from one to one sessions indicated the need for additional counselling and addiction services. This was also highlighted within the questionnaire responses.

5.18 Given the age profile of Colin, it is also important that there is adequate infrastructure for the range of child health and social services requirements in the area. In the context of the Bamford Review, locally accessible services for adults with a learning disability is also a key focus. The provision of a purpose built facility, to replace the currently rented retail space, is another important priority. The enhancement of local primary care infrastructure will also address issues, such as the number of individuals who use the Emergency Department (ED) in the Royal Victoria Hospital, Belfast Trust, in preference to their GP. Healthcare accommodation is a significant component within the town centre development proposals and complementary to the long term needs of the community, as well as the ambitions of current healthcare providers within Colin.

5.19 The key recommendations for new build health infrastructure to be included within the town centre, which are in line with ‘Transforming Your Care’ and which relate to local healthcare provision are:

1. Health Centre (enhanced primary healthcare provision) incorporating a children’s centre
2. Purpose built facility for adults with learning disability.

NEED FOR A COMMUNITY ENABLER

5.20 The public consultation exercise has highlighted the need for the appointment of individuals to reach out and support the existing Colin community infrastructure, and to help build a culture of stewardship for the area in advance of the new town centre physical structure being put in place. This will ensure that the community is empowered and has the stewardship skills to look after, manage and maintain the new town centre when the financial investment is in place. Such individuals will build and expand on the existing community momentum. At the moment CNP is not resourced to look after the town centre, so urgent resourcing for this role will be required.

THE HIERARCHY OF SETTLEMENTS EXPLAINED

The Related Infrastructure Wheel illustrates the range of public and private services needed to ensure citizens have access to the necessary economic, social and cultural opportunities, as well as the infrastructure required by businesses to build a competitive dynamic and innovative economy. These services include transport and communication networks, education, health, social, environment, commercial and justice. The wheel outlines the patterns of service provision that are likely to be appropriate at different spatial levels including neighbourhoods, smaller towns, regional towns (or groups of towns) and cities or at a regional level. The model recognises the strong relationship between settlement size and the levels of service that can be supported. The wheel provides a forward perspective, providing some understanding of the level of facilities and services anticipated at different spatial levels rather than necessarily reflecting the stock of services that are currently available in villages, towns, cities or regionally. The outer level of the wheel illustrates not only the infrastructure that would be appropriate for principal cities but also those of regional significance.

The Hierarchy of Settlements and Related Infrastructure Wheel



- Level 1** Villages
- Level 2** Towns
- Level 3** Sub Regional Centres & Clusters
- Level 4** Principal Cities

[Ref: DRD Regional Development Strategy –
Bibliography - Appendix G]



COMMUNITY AUDIT AND COMPARATIVE STUDY

5.21 A detailed audit is required of all community facilities, activities, programmes and services currently being provided within the wider Colin area. A comprehensive audit will facilitate better informed investment decisions moving forward. The development of the new town centre should not jeopardize other existing local initiatives, and neighbourhood specific facilities should be protected in their respective neighbourhoods. Existing community services should be enhanced by the addition of new facilities to be provided in the new town centre development. Assessment should be undertaken with the involvement and support of community representatives to optimise outcomes.

5.22 The Colin Gateway Economic Proposal 2007 compared the services/ facilities provided in both Colin and Lurgan (Ref: page 37). However, this was not a like for like comparable study demonstrating both public and private sector investment. A new study should be commissioned to reflect more accurately the comparison with better-matched catchment areas, both within Belfast City Council and towns/cities outside Belfast, but of a similar size, for example; Andersonstown, Lisburn, Ballymena or Newtownabbey. The new study will illustrate the differential of services/ facilities in other catchment populations of circa 25,000 as compared to Colin. This analysis will help to evidence the shortfall of services/ facilities in the Colin area.

LACK OF CONNECTIVITY AND PUBLIC TRANSPORT PROVISION

5.23 The public consultation exercise highlighted the lack of physical connectivity in the Colin area and the potential implications of this for the success of the new town centre proposals. In this regard, it is strongly recommended that the project partners work with Department for Regional Development to address the lack of public transport provision as a key priority.

FUTURE PUBLIC CONSULTATION

5.24 Prior to formal submission of an outline planning application and progressing to the next stage of public consultation, it is intended to subject the revised Combined Approach Draft Masterplan to further public input. This will not only maintain the transparency and accountability of the project, but also acknowledge the valuable input of the local community in informing the development of the detail for the planning application. To secure the best chance of success and community buy-in, the effective two-way dialogue that has been established should be maintained.

NEXT STEPS

5.25 The project team will now:

- Publish the Colin Town Centre Public Consultation Findings and Recommendations Report in Spring 2013
- Go back to the community to keep them informed on progress
- Procure the integrated team of consultants, to lead the preparation and submission of the CTC Project outline planning application to DoE Planning Service
- Establish the official Project Governance Board under the guidance of DSD, to include key senior departmental and statutory representatives (first meeting held January 2013)
- Advance the detail of the planning application based on the revised Initial Development Framework Plan (Ref: page 28-29) which has led to the Combined Approach Draft Masterplan (Ref: page 58-59)
- Commence the key private sector, third party land acquisitions associated with delivery of the CTC Project
- Liaise where necessary with CCMS in relation to the future plans for St Colm's and the proposed primary school arrangements for Twinbrook
- Secure formal commitment from the key Departmental delivery organisations from 2013 onwards for their respective components
- Continue negotiations with the Northern Ireland Housing Executive in securing land acquisition critical to the delivery of the CTC Project
- Undertake a series of transport workshops to address connectivity problems and potential solutions which will be of benefit to the Colin area and the CTC Project (these will include the key transport providers)
- Commence discussions with Belfast City Council (BCC) to facilitate a smooth transition process for Colin when it becomes part of the BCC area due to the Review of Public Administration (RPA)
- Provide support for existing community activities and infrastructure
- Maintain active lines of communication with the agents working on behalf of the Dairy Farm and the owners themselves
- Pursue all appropriate funding opportunities that will assist in the delivery of the CTC Project; to include the Social Investment Fund (SIF) and SEUPB funding.

“I’m of the old school mentality that ‘it takes a village to raise a child’. We all have a part to play.”

Eddie Green,
CNP Volunteer

[Read more: Local Opinion – Appendix E]



A

APPENDIX A

COLIN AREA PROFILE

CENSUS 2011 - WARD LEVEL DEMOGRAPHIC AND SOCIO-ECONOMIC STATISTICS

Ward	Resident Population	Under 16 years %	65 years and over %	Male %	Female %	Long-term health problem or disability %	
Twinbrook	2,647	26.11	12.16	48.39	51.61	29.85	
Colinglen	5,899	31.84	4.12	46.02	53.98	25.36	
Kilwee	3,164	20.39	10.11	50.13	49.87	26.30	
Poleglass	3,781	26.18	6.90	46.97	53.03	22.75	
Derryaghy*	9,464	29.29	8.31	47.07	52.93	16.67	

* In this case Derryaghy Ward includes Super Output Area Derriaghy 3 which is outside the Colin area

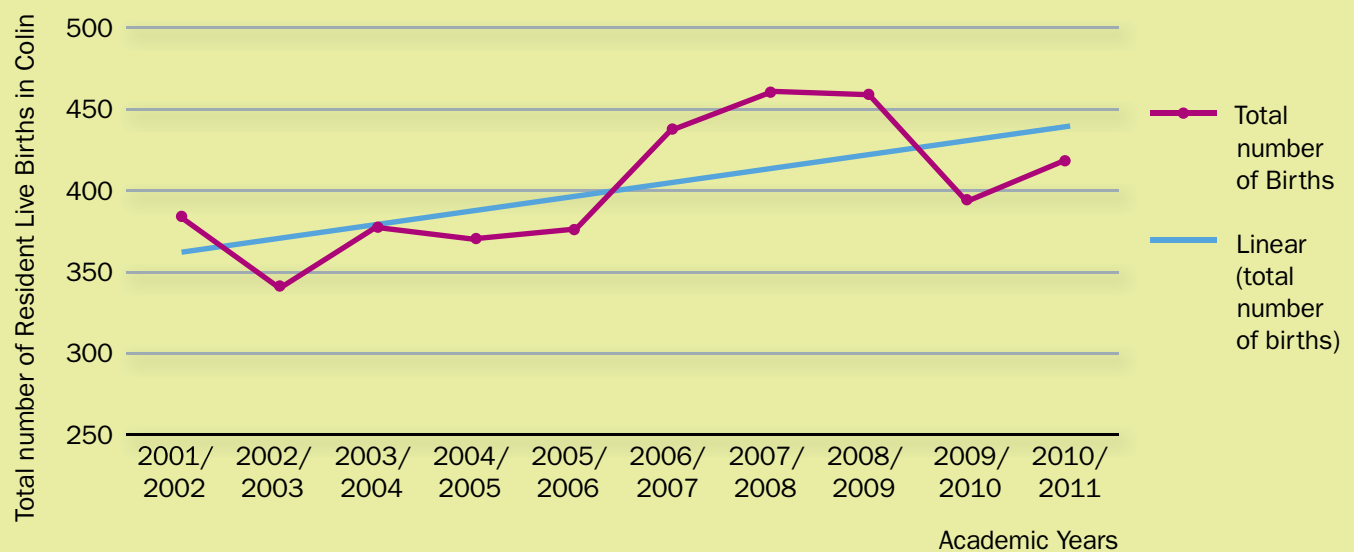
NUMBER OF RESIDENT BIRTHS PER ACADEMIC YEAR (COLIN SUPER OUTPUT AREAS)

Year	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Colin Glen 1	22	19	27	31	52	58	53	24	27	22
Colin Glen 2	34	29	48	39	32	27	59	48	49	50
Colin Glen 3	45	29	47	42	40	46	39	47	33	40
Killwee 1	23	11	20	22	14	17	13	18	11	16
Killwee 2	27	27	27	21	19	29	30	33	24	23
Poleglass 1	42	37	29	33	41	45	39	40	33	41
Poleglass 1	39	53	35	32	33	37	37	36	27	25
Twinbrook 1	30	19	24	24	22	19	24	23	21	32
Twinbrook 2	18	22	22	26	18	34	29	18	24	24
Derryaghy 1	31	35	46	64	72	87	102	132	112	117
Derryaghy 2	70	57	50	34	31	35	34	38	29	25
Totals	381	338	375	368	374	434	459	457	390	415

Source: 2011 Census, NINIS website

	Lone parent households with dependent children %	No access to a car or van %	Degree or higher qualification %	No or low (Level 1*) qualifications %	Economically inactive %	Unemployed %	Ward
	23.76	49.08	9.05	60.74	48.56	8.49	Twinbrook
	37.11	48.22	8.33	57.45	50.28	9.23	Colinglen
	14.15	33.25	21.04	41.41	41.13	6.42	Kilwee
	26.79	32.72	14.65	46.22	39.19	7.39	Poleglass
	16.88	19.17	25.28	36.79	27.48	4.73	Derryaghy*

Total number of Resident Live Births in Colin



B

APPENDIX B

COLIN WALKABILITY AND SCHOOLS' ENGAGEMENT EXERCISE



THE NEED FOR A NEW TOWN CENTRE

Colin suffers from having no identifiable centre or physical heart to the place. The area is largely zonally planned; it is predominantly of a single-use nature, namely residential. There are other uses but these tend to be essential ones such as primary schools, local neighbourhood shops and churches.

Colin relies heavily on facilities outside of the area, for example for work, healthcare, food-store and comparison shopping, recreation and post-primary school provision (with the exception of St. Colm's High School). The consequence of this is that people who live in Colin are forced on a daily basis to make long trips by car, bus or taxi to neighbouring centres.

There is a clear need to provide a fuller range of facilities for the Colin area to enable it to be more self-sufficient. Also, it is imperative that the community develops its own centre with a strong physical identity.

THE STRUCTURE OF COLIN

Colin covers an area of about 1.5 x 1.5 miles and its built form is characterized by cluster after cluster of housing laid out in cul-de-sac patterns, interspersed here and there by a primary school building or church or youth club. Pedestrian and cycling movement within the area is hampered by a lack of connections between individual housing clusters. Consequently, local people have no choice but to travel extended routes to cover what may in reality be short distances if measured 'as the crow flies'. The paths that do exist are generally badly maintained and poorly lit at night (or not lit at all). Thus it would be true to say that, internally, Colin is a rather disconnected place.



All Google Maps images provided by the Prince's Foundation

SUSTAINABLE, WALKABLE NEIGHBOURHOODS

The type of planning that gave rise to the sort of spread-out, low-density developments that are exemplified by Colin was common practice throughout the British Isles in post-War years. Effectively, places were designed around car usage.

Today, however, planners are focused on developing communities which integrate different land uses and which are compact and walkable. This is largely due to the global challenges of climate change and the ever pressing need to reduce CO2 emissions. In the UK, for example, 59% of all road transport emissions are from private cars.



Walkable communities are designed around the idea that everyone should be able to walk (or cycle) to and from all the places that need to visit on a daily basis – shops, work, schools, doctor's surgery, the park, etc. Walkable communities, which are not dependent on the importing and consumption of carbon fuels, are truly the only template that can lead to sustainable and future community prosperity.



A SCHOOLS' ENGAGEMENT EXERCISE

In September 2012, The Colin Neighbourhood Partnership, as part of its community engagement programme, invited the Prince's Foundation for Building Community to engage with the young people of the Colin area.

The Prince's Foundation exists to help communities design their neighbourhoods to be sustainable, walkable places. This includes the design of new and the retro-fitting of existing places.

Students attending Colin's primary schools and its only post-primary school, St. Colm's High, agreed to take part in a specially devised computer-based exercise called "Knowing Your Community" commissioned by the Foundation. This utilized Google Earth mapping, asking participants to plot where they live and how they normally travel (walking, by car, by taxi, by bus, etc) to school and other facilities in the Colin area. It also asked the students how they would travel to a new post-primary school if one were to anchor the new town centre development. The results were very interesting.

APPENDIX B

THE RESULTS

The exercise demonstrated that the construction of a new post primary school adjacent to the Dairy Farm site would encourage more (77% more!) post primary school-goers to walk or cycle to school than currently do.

Of the Post-Primary school respondents, 81% live within a 10 minutes' (1,000m) walk to the new school/ town centre site. Only 53% of respondents live with a 10 minutes' walk of the existing Post-Primary educational facility. With a new Post-Primary located centrally within the area, 77% more pupils would walk/cycle to school and 77% fewer pupils would go by car. The primary schools' respondents underpinned this result – a similar number of children who currently walk to their primary school would, when they transfer, walk to a new Post-Primary school in the new town centre location.

It is estimated that around 90% of post-primary students currently use private cars or public transport to go to school. The respondents' data confirmed that the creation of a new post-primary school at the Dairy Farm would mean that the number of school-goers in Colin needing cars, taxis or buses to get to school could be reduced from 88% to around 64% - a remarkable reduction.



53% of post-primary school respondents live within a sustainable distance from the only post-primary school in the Colin area.



81% of post-primary school respondents live within a sustainable distance from the site of the new post-primary school adjacent to the Dairy Farm Centre.



Catchment Analysis - Existing The more radial and larger the red polygon the better connected points are to their surrounding area. Narrow linear polygons indicate poor connectivity.



Catchment Analysis - with suggested paths added the larger red polygon shows how much more of the community would be better connected to the Town Centre

The results also showed that nearly half of the primary school children who took part in the exercise would, if they elected to attend the new post-primary school, walk or cycle to it every day. Nearly half of the primary school respondents currently walk to their local primary school. To maintain this level of walking to post-primary school, which would cover a much greater catchment, is an excellent outcome for the new town centre plan.

All of the schools' respondents suggested improvements to existing paths that would make walking and cycling within the area more attractive. New path connections were also suggested by the students, based on their local knowledge of the Colin terrain. Results obtained from the students were fed into a software tool "Network Movement Analysis", producing a recommended network of new pedestrian and cycle paths that would improve accessibility to the new centre.

Such measures, if instigated, would greatly improve connectivity within the area; this was demonstrated by feeding the data gathered into a Catchment Analysis tool.

APPENDIX B

WHAT CAN WE LEARN FROM THE SCHOOL'S EXERCISE?

The plans for the new Colin town centre are a unique opportunity to enhance the community's overall walkability and connectivity. The Foundation's final report recommended that, as part of the master planning of the new town centre project, all of the schools' respondents' suggestions should be considered and Catchment Analysis used to ensure connectivity is maximized right across the Colin area.

The Exercise highlighted the importance of traditional urban design in achieving sustainable developments, and it is hoped that the new town centre will be laid out in streets and squares, with active frontages maximized at ground floor level. It is also hoped that the new heart for Colin will have a strong architectural identity with a local flavour.

Finally, the Exercise underpinned the importance of community engagement in the design process. A new town centre that is fashioned by the community itself, with the invitation of design professionals when required, will ensure real ownership and a lasting pride in the end result.

APPENDIX C

C PUBLICITY MATERIAL FOR PUBLIC CONSULTATION EXERCISE



Lagmore
Poleglass
Twinbrook
Upper Dunmurry Lane

How to Participate In The Public Consultation

Attached to this information leaflet is a questionnaire which asks a number of questions aimed at finding out what you would like to see in the new town centre and seeking your views on the draft Plan, including details of a competition in which you can win one of 2 iPads and 11 iPods! Usual terms and conditions apply. To see these visit www.newcolin.com.

Completed questionnaires should be returned on-line to colintowncentre@yahoo.co.uk Further information is available at:

- The Colin Neighbourhood Partnership website (www.newcolin.com),
- Facebook (www.facebook.com/colinneighbourhoodpartnership),
- Twitter (@colintowncentre)

Additional guidance notes to help you complete this questionnaire are available at www.newcolin.com.

Completed questionnaires can also be dropped into the dedicated boxes located at the following locations **no later than Monday 09 April, 2012**:

- * Cloona House * Dairy Farm Library * Any of the Local Schools
- * Dairy Farm Post Office * Stewartstown Road Health Centre
- * The Chemist opposite the Health Centre

Please note that if you require any assistance in completing the questionnaire, help will be available as part of the door-to-door survey.

Alternatively, if you would like immediate help or would simply like to find out more about the public consultation and the draft Plan, please phone 07581 236003 and speak to Bronagh O'Kane. You can also email her at bokane14@googlemail.com.



Lagmore
Poleglass
Twinbrook
Upper Dunmurry Lane

BUILDING A NEW TOWN CENTRE FOR COLIN WHAT DO YOU THINK?



An exciting Plan focussing on a central area around the Health Centre on the Stewartstown Road and illustrating a possible mix of land uses and facilities, is currently being prepared to develop a new Town Centre for Colin.

The draft Plan is to be the subject of a full public consultation exercise taking place within the Colin community between **26 March and 06 April** which is aimed at getting the views of **ALL** local people of **ALL** ages to help ensure the Plan meets the future needs of the whole community.

In addition to using social network media such as Facebook and Twitter to seek comments, a mobile exhibition will be touring the Colin area carrying out door-to-door surveys and going into the schools and meeting with local groups to get the views and comments of as many people as possible in the community.

Key elements of the draft Plan are a potential new multi-use community building; additional shops, cafés and restaurants; a potential new education/child health facility; an improved health centre; a new town square, town park and formal play area; improved public transportation provision; and, some supported housing.





PROPOSED DEVELOPMENT FRAMEWORK PLAN FOR THE NEW COLIN TOWN CENTRE

APPENDIX C

PUBLIC CONSULTATION PRESENTATION BOARDS

Site Context - Aerial Photograph



scale: NTS date: October 2012

A New Town Centre for Colin - "Putting a New Heart in Colin - Ag Cur Croí Nua sa Chollán"

Site Context



A New Town Centre for Colin - "Putting a New Heart in Colin - Ag Cur Croí Nua sa Chollán"

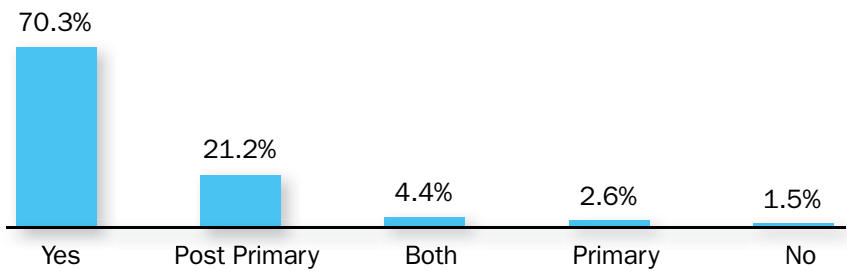
Scale: 1:2000@A1 Date: October 2012

D

APPENDIX D

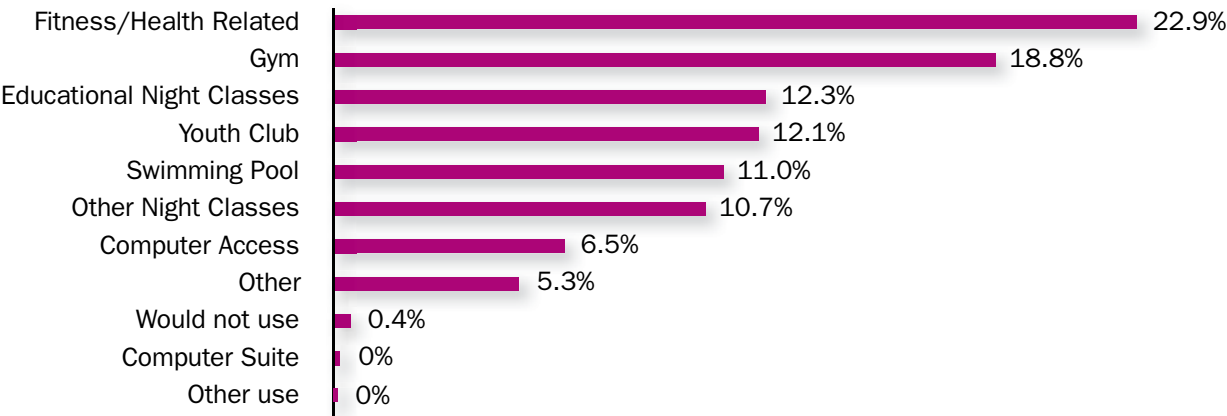
SUMMARY OF
QUESTIONNAIRE RESPONSES

Would a new health care/child facility enhance Town Centre Development?



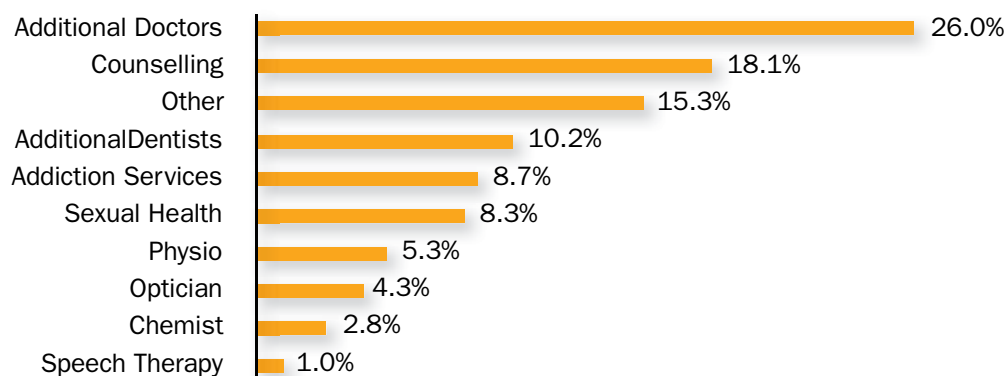
This graph demonstrates the variety of answers from the 95% response rate on this question

If there was a facility for Leisure Activities and Education use in the evening, how would you use it?



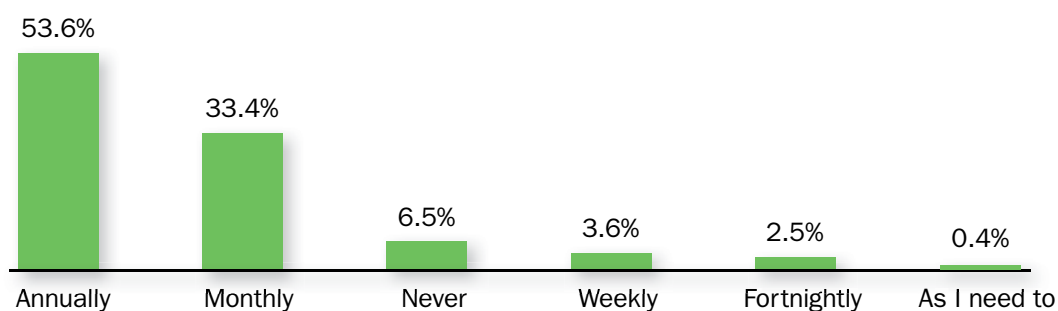
This graph demonstrates the variety of answers from the 88% response rate on this question

What additional services would you like to see within an improved Health Centre?



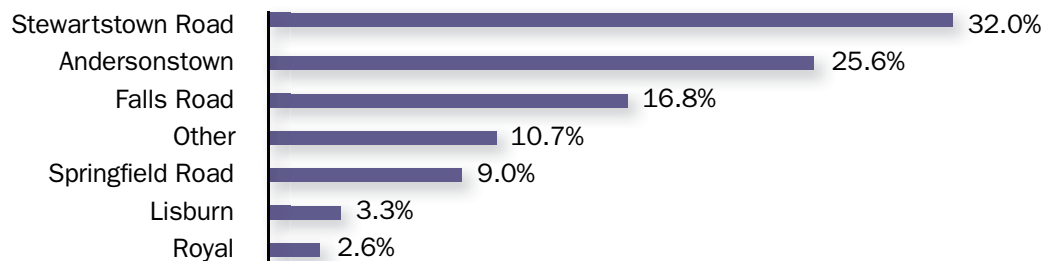
This graph demonstrates the variety of answers from the 84% response rate on this question

How often do you visit the Doctor?



This graph demonstrates the variety of answers from the 74% response rate on this question

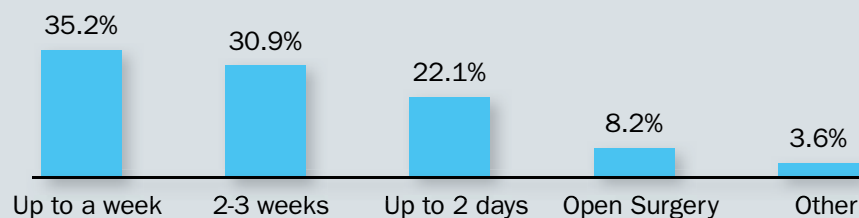
Where do you go to visit the Doctor?



This graph demonstrates the variety of answers from the 64% response rate on this question

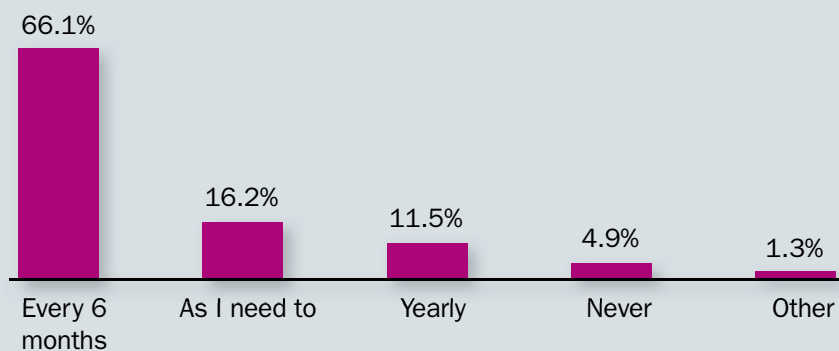
APPENDIX D

How long do you usually wait for a Doctors appointment?



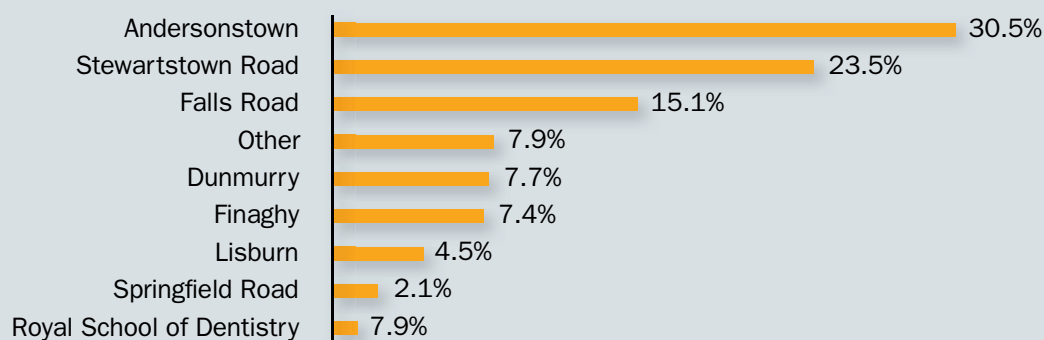
This graph demonstrates the variety of answers from the 51% response rate on this question

How often do you visit the dentist?



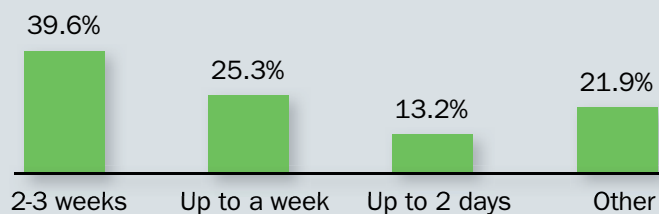
This graph demonstrates the variety of answers from the 62% response rate on this question

Where do you go to visit the Dentist?



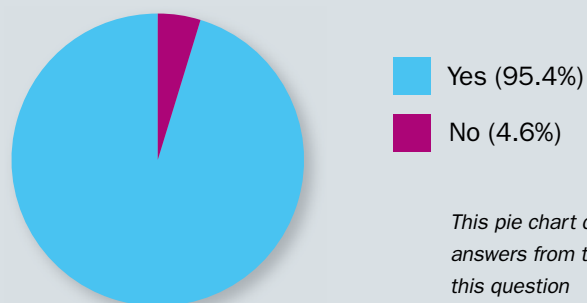
This graph demonstrates the variety of answers from the 62% response rate on this question

How long do you usually wait for a Dental appointment?



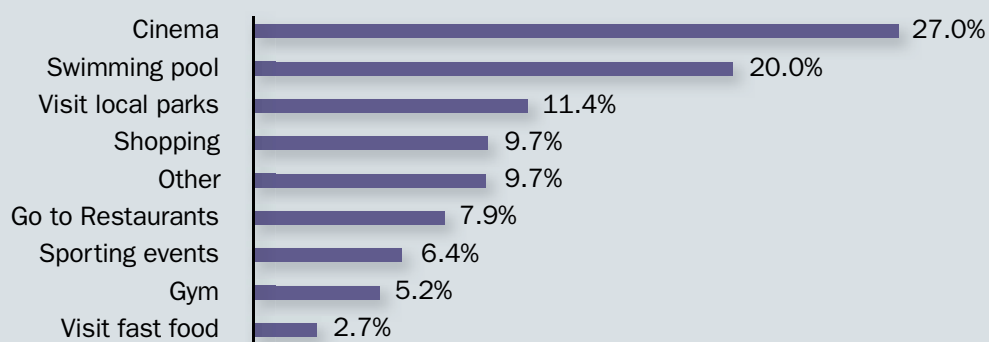
This graph demonstrates the variety of answers from the 44% response rate on this question

The plan proposes a new town park and play area in Laurel Glen - is this a good idea?



This pie chart demonstrates the variety of answers from the 83% response rate on this question

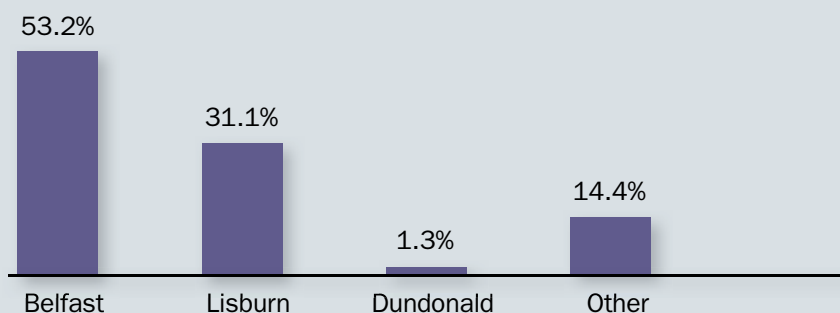
What do you/your family do for Leisure and Entertainment?



This graph demonstrates the variety of answers from the 88% response rate on this question

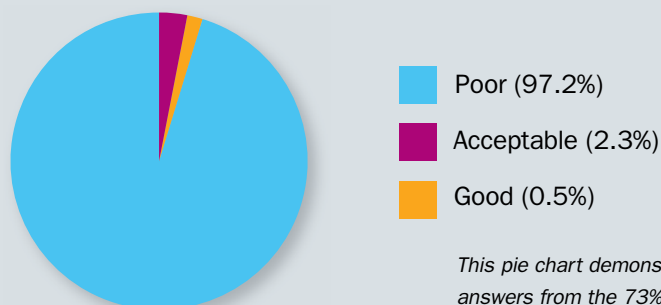
APPENDIX D

Where do you go for Leisure and Entertainment?



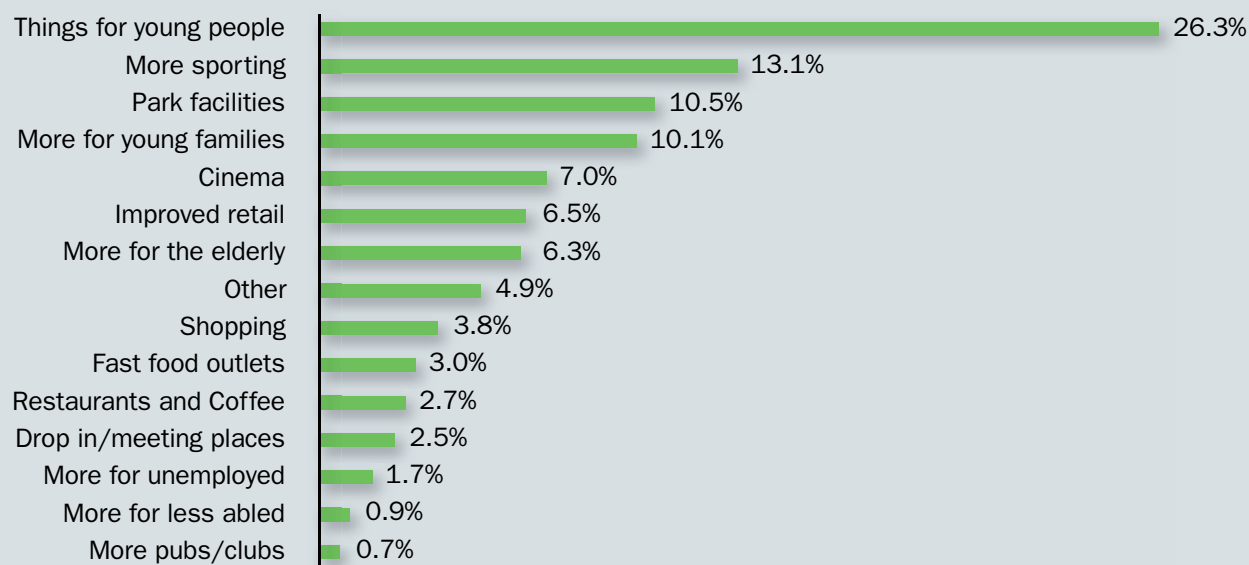
This graph demonstrates the variety of answers from the 58% response rate on this question

What do you think of Recreation provision in Colin?



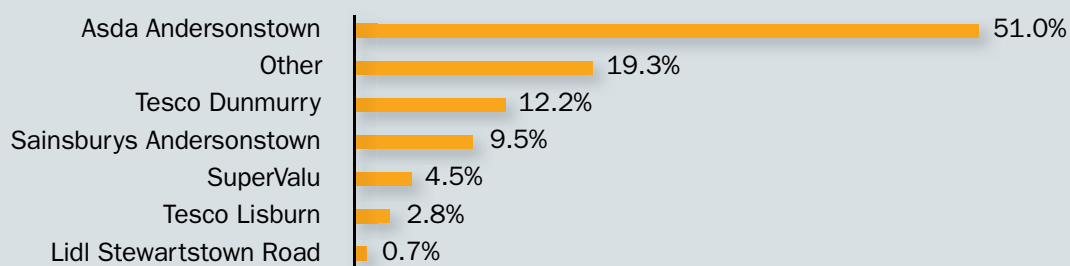
This pie chart demonstrates the variety of answers from the 73% response rate on this question

How do you think the Recreation Provision could be improved?



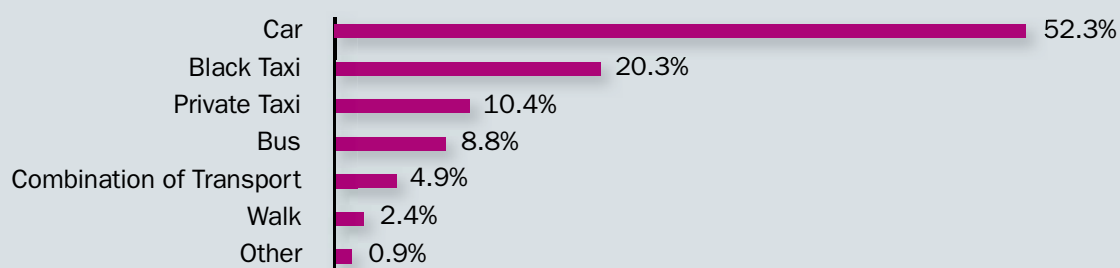
This graph demonstrates the variety of answers from the 87% response rate on this question

Where do you do your Weekly Shop?



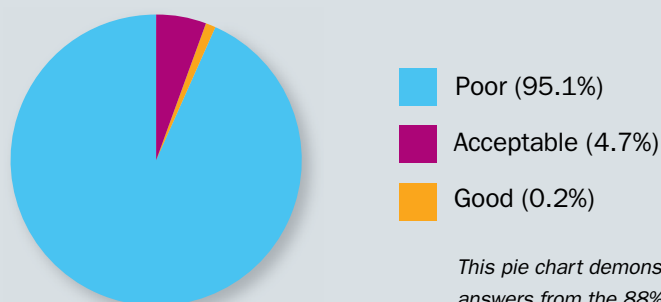
This graph demonstrates the variety of answers from the 95% response rate on this question

How do you get to your Weekly Shopping Destination?



This graph demonstrates the variety of answers from the 95% response rate on this question

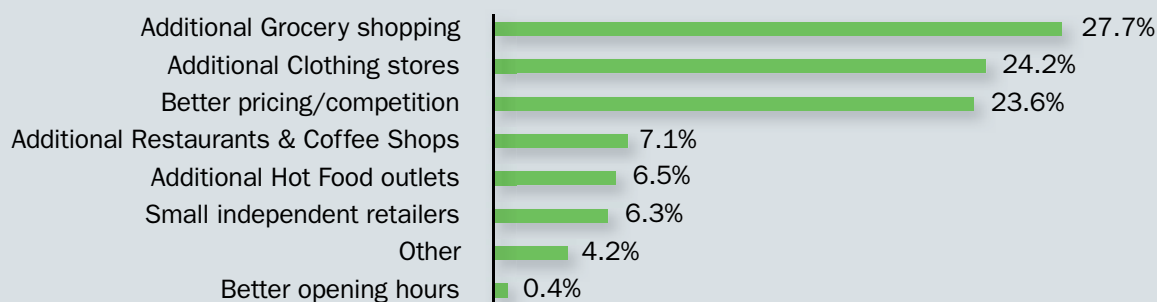
What do you think of the shops in Colin?



This pie chart demonstrates the variety of answers from the 88% response rate on this question

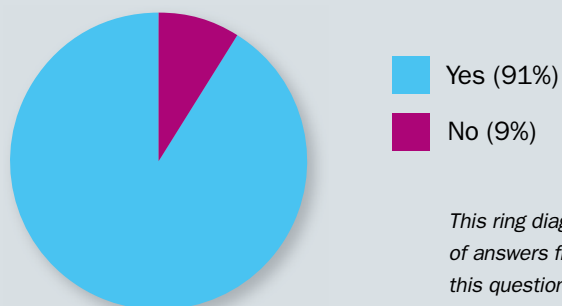
APPENDIX D

How could the Shops in Colin be improved?



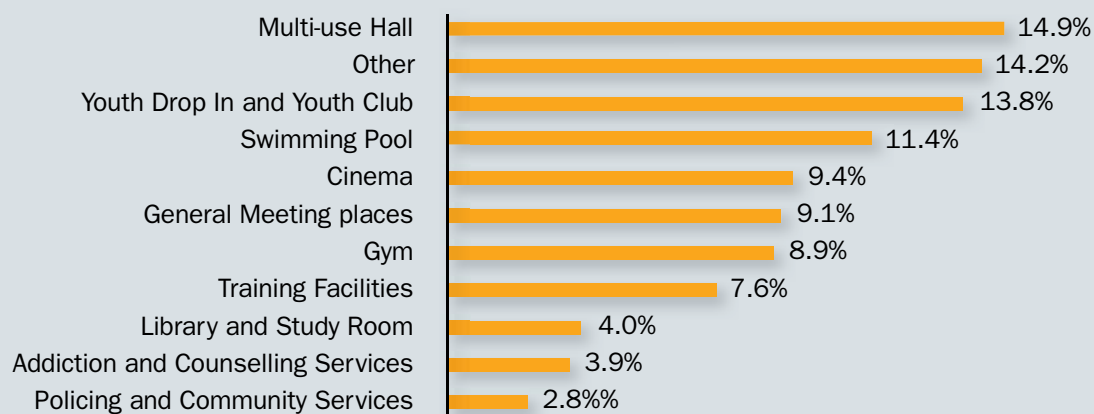
This graph demonstrates the variety of answers from the 94% response rate on this question.

Is there the need for more food shopping?



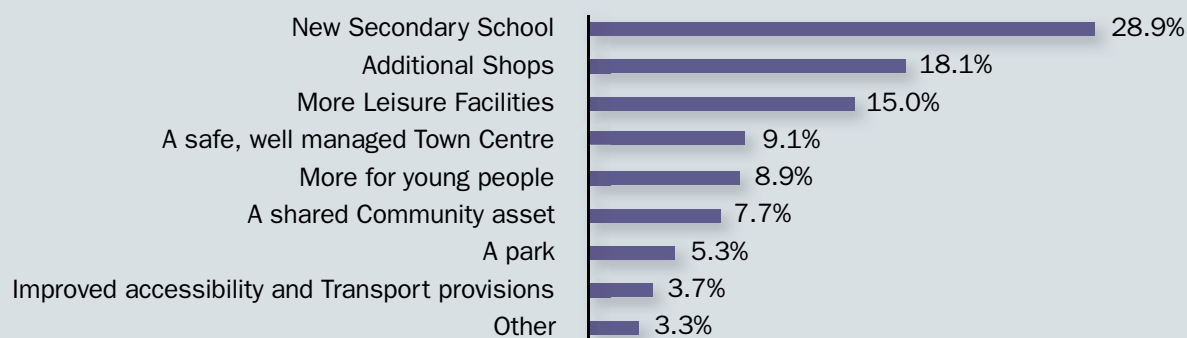
This ring diagram demonstrates the variety of answers from the 82% response rate on this question

What type of facilities would you like to see in a new Community Building?



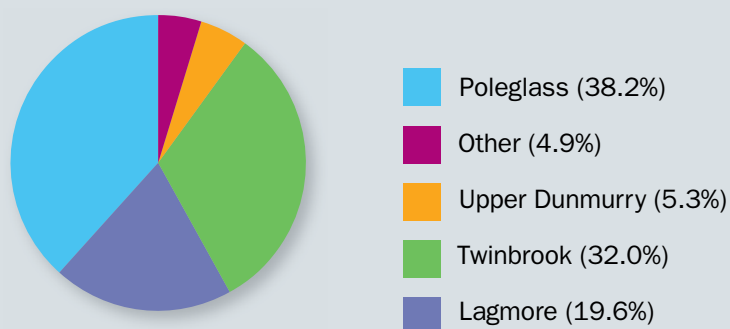
This graph demonstrates the variety of answers from the 92% response rate on this question

What is your biggest wish for the new Colin Town Centre?



This graph demonstrates the variety of answers from the 95% response rate on this question

Distribution of completed surveys



This pie chart demonstrates the variety of answers from the 96% response rate on this question

E

APPENDIX E LOCAL OPINION



Gerard Irvine

Colin Lively Bunch

“There are a large number of young people in the Colin area with disabilities - more than any other area in Belfast. When Poleglass was created, Springbank Close and Springbank Drive were purpose-built for people with disabilities; it’s a form of social segregation. People with disabilities should be incorporated and integrated into society however they are simply moved out of sight in Poleglass. I am especially concerned that young people with disabilities are ‘shipped out’ of Poleglass to centres in Lisburn and the other side of Belfast. In order to be a truly shared space, the new Town Centre needs to be fully accessible and provide facilities for those with disabilities. Removing young people with disabilities is wrong and means they don’t have a presence in their own community creating a sense of detachment.”



U. Scappaticci

Colin Men’s Group

“I’ve worked in Colin since 1990 and I feel it’s one of the most deprived areas in Northern Ireland. I also feel that the people of Colin are viewed as second class citizens. The Colin area has very little in comparison to nearby Andersonstown, it deserves much better, the new Town Centre should be something for the local people to be proud of. I see signs that the community is beginning to get off its knees as a result of the good work carried out by a number of individuals and local organisations. A new Town Centre would be an endorsement of that good work and a very positive statement for the local community.”



Susan McManus

Local Resident

“I moved to Glasvey Rise in 1980 and have lived there for 33 years. The biggest issue for me is anti-social behaviour which is a massive problem in the area. There is no getting away from the problem; the field to the side of my house is an anti-social behaviour hotspot. There are overgrown trees and vegetation making it a den for drinking, drugs and illegal dumping. The upshot is I can’t enjoy the simple things normally associated with a home such as sitting out in the garden or letting the grandchildren out to play as things are thrown over the fence. I actually pray for rain so that the groups of young people don’t congregate there. I dread the summer months and the good weather; this is just not how it should be.

If there was something built on this area which falls within the new Town Centre boundary, it would be fantastic, I would absolutely welcome it. At the minute however, I feel no one wants to know.”


Denise UiChathmhaoín

Playgroup Assistant at Ionad Na Fuseoige

“As a teenager growing up in the area, there was nothing for me and I don’t want this to be the case for my teenage son; growing up during the troubles we knew the boundaries, the conflict set the parameters. A new culture of drink and drugs has emerged because of the lack of opportunity and recreational facilities in the area. There is a clear need for some kind of facility where young people can meet and socialise safely, something like the leisure and entertainment complex in Lisburn.

I see crowds of young people gathering in the same areas and street corners around Colin every weekend. With no outlet, boredom sets in and I fear young people like my son turning to alcohol. Many young people slip into a downward spiral very quickly where they move from alcohol to drugs and then sometimes to suicide.

I believe that investing in facilities for young people would be a form of early intervention and will help address problems before it’s too late and they end up in prison or hospital.”


Michael Bailey

Colin Lively Bunch / Colin Men’s Group

“I’m confined to a wheelchair and have been attacked locally on two occasions. I was recently hospitalised as a result of being tipped out of my chair and after that I was afraid to leave the house. Anti-social behaviour seems to be on the rise and groups of young people congregate around my home at night which I find quite intimidating. I realise that the young people causing trouble are in a minority, but those that do create big problems.

The area is very empty, it is very dark and I believe the new Town Centre project is needed now more than ever to create a better quality of life for the people of Colin. As a wheelchair user I feel strongly that the new Town Centre must be accessible to all so that the whole community can make use of any new facilities.

Above all, people need to feel safe in their own community both inside their home and outside. Robust community safety structures are essential in order for people to enjoy local facilities and meet familiar faces without fear of crime.”


Siobhan Fanning

Youth Initiatives

“I have lived in the Colin area my whole life and we have always lacked facilities. When school friends came to visit there wasn’t anything to do or anywhere to go, if we wanted to do anything we had to get out of Colin. When I was younger, I always had to organise lifts or take the bus to go anywhere. Now an adult, I go out less because the taxi fares mean it is expensive to go on a night out.

An area with a population the size of Colin should have a variety and range of local facilities and services; I definitely think people should have the option of supporting local businesses. It’s natural that people want to give business to ‘their own’; it’s a very “West Belfast thing.” I look forward to the chance of dressing up for an evening out with friends within Colin, to go for a meal and have a few drinks, somewhere that merits putting on a good top!”

APPENDIX E

**Claire McKernan**

*Parent at Ionad Na Fuseoige
Play School*

"My daughter sees young people hanging about street corners and thinks that it's normal. I want her to grow up in an environment where there is opportunity, where she has positive role models and can aspire to achieve. Unemployment is very high so a new Town Centre would bring much needed jobs to the area.

It's important that people in the area should be involved in the creation of the new Town Centre to instil a sense of ownership and pride in the area. If people feel vested in the area it will encourage them to spend money locally which will help maintain existing jobs, it's a vicious circle."

**Stephen Magennis**

Safer Neighbourhoods Initiative

"Colin has nearly 30,000 people and it's still growing yet 90 per cent of the people who live here have to travel for basic amenities, facilities and entertainment. It's this lack of resources which leads to anti-social behaviour; drink, drugs, burglary and family problems. Suicide is also a massive issue and action is required to try and reduce the rate of young people taking their own lives.

Despite all these difficulties, a lot of hard work has been done on the ground to address these problems and things have improved. For instance at one point, Colin was 'the joyriding capital of the UK', now it has one of the lowest levels. It has taken a lot of work to get to where we are, but there is a lot more work required to retain it. The Safer Neighbourhoods Initiative, which I'm involved with, is the only model to do this. I think it's crucial that the new Town Centre has a good community safety model."

**Mary McNeill**

Footprints Women's Centre

"I was involved in the Colin Community Forum in 1995, this is now Colin Neighbourhood Partnership. At that time, I saw a ten year plan for Colin. However, nothing ever materialised. There has been a constant raising of expectations only to be let down. My neighbours and I have always taken pride in the cul-de-sac where we live and because the Council never cleans the area, we organised our own regular clean ups. However, as time went on, people began to lose heart. The cul-de-sacs were designed with only one way in and out with no provision was made for car parking. This may seem like a small thing but it created a mentality that the people living in these areas would never excel in life and require a car.

There is very good work being done in Colin by a whole host of people who are working tirelessly for the betterment of the community but that it's regularly swallowed up by the negativity surrounding the area. I never have regretted living in Colin, if anything it has pushed me to make a better life for me and my family. I welcome new plans for a town centre and would plead that this time they are actually delivered."



Fionnuala Bradley

St Marks Primary School Teacher

"I moved from Beechmount to Twinbrook when the housing development was new and it was beautiful, but over the years it became very run down. I feel that Lisburn City Council neglected the area. It was appalling the way the people of Twinbrook were treated. In every aspect: shopping, leisure, street cleaning, house maintenance, it was as if "good enough" and no more was their approach.

As a teacher in the area, I could see that parents wanted the very best for their children. I am horrified at the rate of suicide in the area, I taught some of those young people, they had so much hope as small children and then grew up so despondent with life. I've come across many fine young people in my career who've went on to do extremely well academically and in business despite living in an area that has been socially neglected and I resent media bias that paints all our young people as hoods. We need to focus on that age group and provide a range of activities and facilities for them, sports and youth clubs that they can get involved in. The rate of unemployment in the area doesn't seem to have changed since the 80's, we need jobs in the area.

In essence Colin needs a heart given back to it, people have lost heart here. Colin is disparate and its very divided in its layout, we need to restore the community spirit that was there all those years ago. I brought my four children up in Twinbrook and anything they did outside of school, like scouts, GAA, swimming, I had to travel to another area. Only that I had a car and the money to do that at the time, I know that there are many that did not. I am very concerned for the young mothers in the area, that they have the support that they need, because it is so isolated and you have to travel so far, to Lisburn or Belfast to access anything. I moved to Dunmurry for a better quality of life and there is no comparison in the service provision, Colin has been left behind."



Darren Hawkins and Eddie Mulligan

Glendowen Football Club

"160 children play with the Glendowen Football Club up to the Under 16 age group. From here, they have to travel out of the area to other teams; we can't turn kids away, so the Club is getting bigger and bigger.

On an average Saturday the Club has nine teams leaving the area in search of playing field facilities for their competitive matches. This costs £210 per week. The teams only get an hour of training time a week, yet they are still excelling. The club has recently won a number of cups. There is so much potential, if only the facilities were available.

Teams from Andersonstown come to Colin on a Saturday to hire the facilities at the Brooke Activity Centre and, in the winter season, teams from Stranmillis and even Donegal Celtic, an Irish league team, come to use the floodlit pitch facilities. Brooke is a brilliant facility, but it is oversubscribed. There needs to be something specifically for use by local people.

Last year we were impacted by the suicide of one of our club members, a 13 year old boy and it had a profound effect on his teammates. It was outreach work by Rathbone that helped the young people get through a very difficult time.

Kids need a focus. Football takes them off the street, we teach them respect and discipline and do not tolerate bad behaviour. The young people and their parents sign up to a code of conduct and must stand over this or they are out. They are good kids and they deserve good facilities."

The Housing Executive owns land in Twinbrook that the Club wants to develop a pitch on. This would solve the problem of having to leave the area to play. Funding is an issue, but the Club will keep going until they get it. We will keep knocking on all the doors we have to until someone listens."

APPENDIX E

**Michael McCann***Sally Gardens Youth Club*

“It’s my wish is to see a new ‘drop-in centre’ that is manned 24 hours a day for people that are feeling down or vulnerable. People need to know that there is somewhere for them to go. I’d be happy to stay there at night just so that people knew there was someone to turn to, I’ve lost people before because it was too late to get them help.

Support services should be provided in such a way that there is no stigma attached to visiting the facility in which they are located. This provision would boost people’s confidence and be invaluable in helping to avoid further tragedies in Colin.

Within Colin people from the different estates don’t mix very well, but a new drop-in facility at the heart of the Town Centre could be shared and enjoyed by all. I think this would enable people to mix and meet new friends, forging stronger social ties and creating a stronger sense of community identity. “

**Brendan Allsopp***St Colm’s High School PE Teacher*

“There is a massive under provision of leisure and sports facilities in the Colin area. This shortage makes access to sport very prohibitive for young local people. There is a clear correlation between young people with behavioural issues and a lack of access to recreational facilities. Because of the lack of facilities, their energy is bottled up and they cannot ‘burn it off’ in a safe and natural way. When these young people are cooped up, it can often boil over and it isn’t pretty.

The opportunities for girls within Colin to enjoy sport are very limited. There are no local football or camogie teams. They have to leave the area if they wish to participate in these sports. Within St Colm’s, they have tried to generate interest in activities like Zumba. St Colm’s in the past was very much a community school which was open at night for classes and activities. This has ceased due to a lack of funding.

Young people who have an interest in sport can generally only play locally up to Under 14 level, beyond this, they must go elsewhere. It is ok for those who are talented as they are usually ‘poached’ and courted by outside clubs. The average ones who are left behind who make up the majority ultimately have nowhere to go.

The problem for Colin has always been that Lisburn City Council did not wish to invest in the area and now that it may be moving into the Belfast City Council area in the near future, there is a clear stalemate. Colin has always been ‘piggy in the middle’, yet there are fantastic facilities in Lisburn and other parts of Belfast.”



Isobel Flood

Good Morning Colin (CNP)

"I have worked in Colin since 1999, originally with the Community Forum, from which the Good Morning Colin initiative was founded. Good Morning Colin began operating in 2001 and was officially launched in 2002.

Good Morning Colin has 256 elderly members who each receive a daily phone call from the voluntary staff team. We give people, who may feel vulnerable, a friendly ear and a chat to catch up with local news. We have sixteen volunteers and are growing. People hear about our service through word of mouth and the Community Neighbourhood Partnership (CNP) newsletter. One volunteer has been involved for over ten years.

I have been the Co-ordinator for six years and in that time I've noticed a marked improvement in the area. There are very few referrals and those which do come through, relate to stolen bins which are often burned out for bonfires. The Colin Neighbourhood Partnership (CNP) continues to look at ways to reduce this problem and try to highlight the cost implications of doing this to young people.

In a recent survey of all the Good Morning projects in Northern Ireland, the Colin area was comparable to all other areas in terms of statistics relating to anti-social behaviour. These statistics further highlight the marked change in anti social behaviour locally.

It is certainly rarer nowadays to see large groups of young people congregating and intimidating older people. I think the 'fear factor' for elderly people has definitely reduced. In my view there are less young people on the streets and there are more opportunities and things to do. As a result, the area is un-recognisable. We have also organised very successful intergenerational programmes which bring young and older people together to mix and share experiences.

The older generation think that there is no proper policing in Colin; I think this is based on their past experiences. Nowadays, there is a good working relationship between community groups and the PSNI and I hope that there will be further opportunities for the Good Morning Colin group to work alongside the police.

I believe that the development of a strong community infrastructure has contributed to the new sense of stability in the area. The community was at a time very fractured, but the CNP was instrumental in focusing and coordinating efforts to improve the area. There is still much to do and the development of a town centre will create a strong focus for the community. We are a diverse melting pot from across Belfast with a strong sense of community built over a short time. We now desperately need the infrastructure in place to underpin it."

APPENDIX E

**Brendan Anglin***Local Pharmacist and owner of Laurelglen Pharmacy*

“The Colin area has changed and grown significantly over the twenty five years I have been in business. The majority of the population have affinity with Belfast. However, the commercial areas of both Belfast and Lisburn are relatively remote for people living here. The area is crying out for a town centre with retail, leisure, health and educational facilities. It would provide a focus.

It is my experience that people want to access services on their doorstep and if the offering is right, they will shop locally. People don't choose to travel outside the area to shop; they travel because they cannot get the things they need locally and at the right price. Colin has a large enough population to support a large commercial centre, if it is properly anchored.

The same applies to health services. The local health centre cannot expand because of the physical limitations of its current premises. More people would register with a local expanded surgery if one was available. Many people have moved into Colin from other parts of Belfast and they have retained connections with those areas, (e.g. doctors surgeries, schools etc.). However, these ties will weaken over time and people will want these services to be delivered locally.

I was educated in a school in the greater Andersonstown area in the 1970s. Education has shaped the lives of many of the people working in the area, from plumbers and electricians to journalists, lawyers, doctors, dentists and pharmacists too. A good educational facility here is fundamental to improving the future chances of our young people. A well run school will benefit and be a focal point for the whole community.

I think there have been improvements in crime and anti-social activity. I remember a time when joyriding was commonplace and large groups of young people congregated in a threatening manner. Thankfully, this type of activity has reduced significantly. Businesses and housing areas in Andersonstown went through a similar transition. As an area ages the population also matures and often anti-social activity declines. Sadly, some challenges remain; we have had a number of incidents involving theft and knife crime, there has also been vandalism, and attacks on the fabric of our premises. The local community groups and police have worked together to stop these incidents but the difficulties persist. Part of the problem is the isolation of the Laurel Glen Pharmacy after 5.30pm. Increased footfall created by new development will help reduce these problems.

It is important that any development in the Colin area is sustainable. Capital expenditure is necessary but not sufficient; there must be provision for ongoing revenue to maintain any investment. State of the art, modern facilities will only succeed if they meet the needs of local people and secure the support of the whole community.”



Stephen Lynch

Sally Gardens Youth Club

"I went to school at La Salle on the Glen Road and so I know more people from across Belfast than from the Colin area. Those who went to school in St Colm's all know each other so I feel I've to go out of my way to meet new people locally.

There is nothing in Colin for young people and because there's nowhere to go it is difficult to socialise locally. To have to go to Belfast, Lisburn or even as far as Newry for a night out costs so much money that it's often not worth the effort. The new town centre must provide facilities that can be used and enjoyed by young people. I hope the plans are realised so that younger children from Colin have the opportunities that I didn't."



Sergeant Brannigan

PSNI

"For me, being a police officer comes first and being an open and honest communicator is very important. When I started working in Colin someone told me, 'you must understand the community before you try to police it'. I've always kept that advice with me.

There is a good working relationship with Colin Neighbourhood Partnership and its various subgroups. We (the PSNI) report on policing support at the monthly community safety meeting and highlight if we need assistance on anything. The PSNI are also represented on the Colin Drugs and Alcohol Forum, Suicide Awareness Forum and the Housing Forum. It's a two-way street and a proper partnership working arrangement.

Policing within Colin has definitely normalised in recent years. In the past, there was a sense of anomie; police officers shielded their faces for safety reasons and people didn't see their faces. That has changed. The PSNI have also started introducing police cars to the area rather than using Land Rovers. This has created a sense of normality around how policing is administered in the locality.

The area has a large youth population and a high percentage of under-25s. Children and young adults used to have an antagonistic view of police officers but in the last three years, engagement between the police and young people has increased. The PSNI are involved in numerous campaigns, including the Stranger Danger initiative which enables officers to get into the schools and build up a relationship with staff and pupils. It is now more likely that young children will wave at the police rather than throw something.

I think that the topography and lack of infrastructure in the area contributes to Poleglass' weak sense of community. At present everyone travels out of Colin to enjoy services and facilities. I believe that the people of Colin need an area that they can feel proud of, somewhere to call their own."

APPENDIX E

**Sam Moore***Colin Men's Group*

"When I was young and applying for a job, I never said I was from Twinbrook, I said I was from Dunmurry. People are ashamed to say they are from the Colin area; there has always been a stigma.

In my time there were plenty of jobs but there isn't that now. In Colin there are no training facilities, yet in Andersonstown and the Springfield Road there are lots. That's why there are so many people on the streets."

**Tom McCarthy***Colin Men's Group*

"I have lived in Colin for thirty-seven years and the area suffers from real deprivation and poverty. When the Brooke was built people were thankful but it was only crumbs off the master's table. The gym in the Brooke was kitted out with second hand equipment sent by Lisburn City Council.

I support everything that is being suggested for the new Town Centre but I'm sceptical about whether or not it will happen, despite the community needing it so badly. There have been lots of promises in the past but little or no action.

A new Town Centre with a strong focus on community safety will go a long way in addressing the chronic underinvestment and in engendering a sense of community spirit and pride."

**Christine Cosgrove***Footprints Women's Centre*

"I moved back to Northern Ireland, from London, and lived in Poleglass for seventeen years. So many years of my life have been wasted fighting for basic services here. Lisburn City Council has ignored the Colin area and failed to tackle issues such as rat infestation, street cleaning and regular bin collection. The Council's cleaning lorries used to turn at the entrance to my street and never come in to clean; people were gradually worn down and gave up trying to keep things nice. Colin has always been regarded as a bit of a 'ghetto' and the people of Colin have always faced acute disadvantage. I think when you're in that situation, desperation can creep in. There is a lot of bluster about a new Northern Ireland but I wonder where the peace dividend is for Colin. Above all, I question who thought it acceptable to let this community fester into the unacceptable state it currently finds itself in?

I have moved to Andersonstown and the difference between the two areas is immeasurable. Andersonstown has street cleaning, a range of local shops, community alert signs, no drinking signs, the kind of things that most people take for granted but having lived in Colin, it's a world apart.



Eddie Green

CNP Volunteer

"I grew up in Twinbrook and my mother and brother still live in the Colin area. I moved to Twinbrook when I was three and lived there for forty years. I moved with my family to Lisburn, from Lagmore five years ago. I moved to have more living space and access to shops and other services. I still have a strong affinity with the area; I visit regularly and volunteer with the Colin Neighbourhood Partnership (CNP).

You need people from the area to take an interest. In the past I would never have considered getting involved in volunteering and community life, if I'm honest I saw community workers as 'do-gooders.' When my son was born, I attended regular parent and toddler groups. This highlighted the great work being undertaken by volunteers; it's these people who are leading by example. I'm of the old school mentality that 'it takes a village to raise a child'. We all have a part to play.

I work with the CNP Fathers Group and my involvement in training and the provision of programmes has helped me develop an understanding of the challenges in the Colin area. I also helped establish a Fathers Stay and Play Group. Our biggest challenge has been getting space and a location that is comfortable for men to visit. The health centre was perceived by some as mainly female facility. A neutral space is required that is welcoming to men.

I have also worked with Footprints Women's Centre to run Food Matters Classes. These classes teach men to cook healthy and cost effective meals. The aim is to highlight that it is better to spend £50 on fresh ingredients than on ready meals. These classes were held in Cloona House for 6 weeks. I would love to see a full sized kitchen in the community hub and a classroom where cookery classes can take place.

I would warmly welcome a new Town Centre for Colin. If the area looks poor, it undermines community work; I really think that if the physical environment improves, people take stock and they are heartened to see that progress is being made. The place must be kept presentable and in this respect there are already positive changes being made. I know that some people question the money that is being spent on the environmental improvement project, but I think it's invaluable. In the longer term it could help spur investment and anything that brings jobs is a good thing.

We need to convince the community that living in a decent area is worthwhile. I understand that this will not happen overnight but if the whole community pulls together, the effort will pay off in the long term.

I think that if a new Town Centre is built, the hardware of Colin will need software, by that I mean people who know how to make use of facilities and will also look after things. At the moment some people don't know how to use the hardware in the right way. I think that organisations such as CNP and Sure Start have a vital role to play here. These community groups can help to develop people in the community who can lead this culture change."

APPENDIX E

SAINT COLM'S HIGH SCHOOL STUDENT COUNCIL



“It is often said, ‘build on the good’ to ensure improvement.

How much more important is it to ‘build on the best’? Inspection of St. Colm’s concluded, ‘the quality of education provided by the school is outstanding; the quality of pastoral care is also outstanding.’ We have lived our school motto, ‘We do our best, to be the best that we can be.’ Is it not only right - but a moral imperative - that we are now given the best facilities?”

Imelda Jordan, *St Colm’s Principal since 1999*



Orla Galway, Year 11

"We need a meeting place for young adults and older people who have nowhere to go, like a cafe."

Nicole Galway, Year 11

"The new town centre needs a shopping centre with clothes shops. At the moment, I have to travel to Lisburn to buy clothes."



Amy McDermott, Year 12

"A new secondary school is needed because there are so many primary schools within Colin. Young people have to go down the road for preferred schools and this breaks up the local community."

Aine McElhone, Year 14

"A Starbucks with Wi-Fi access would be brilliant. It would be a place to meet with friends or to study. I currently have to go to Belfast for such a facility. It would also be excellent to have a dedicated homework room to give students a nice environment to work in."



Michael Cassidy, Year 14

"Growing up, there were football teams who catered for young people up to the age of 14, but after that, I had to go to Donegal Celtic to play. Some young people who are unable to travel to other teams get into drink and drugs. Sports facilities like 5 and 7 a-side pitches and a gym would be fantastic as the existing facilities are very poor and restrict the numbers who can enjoy sport locally."

Brendan Mc Ilwaine, Year 11

"There should be an alcohol recovery centre, but not one that is obvious. People need to be able to visit without feeling stigmatised. It should be user-friendly."



Caoimhin Madden, Year 10

"I live on the Whiterock Road, (off the Falls) and we seem to get access to funding for things, the difference in facilities up here is so obvious."

Paul Maguire, Year 10

"The new town centre needs to have better transport and lighting, so that people feel safe."



APPENDIX F

PRESS COVERAGE



3 March 2012



10 March 2012



17 March 2012



17 March 2012



24 March 2012



24 March 2012



31 March 2012



7 April 2012



14 July 2012



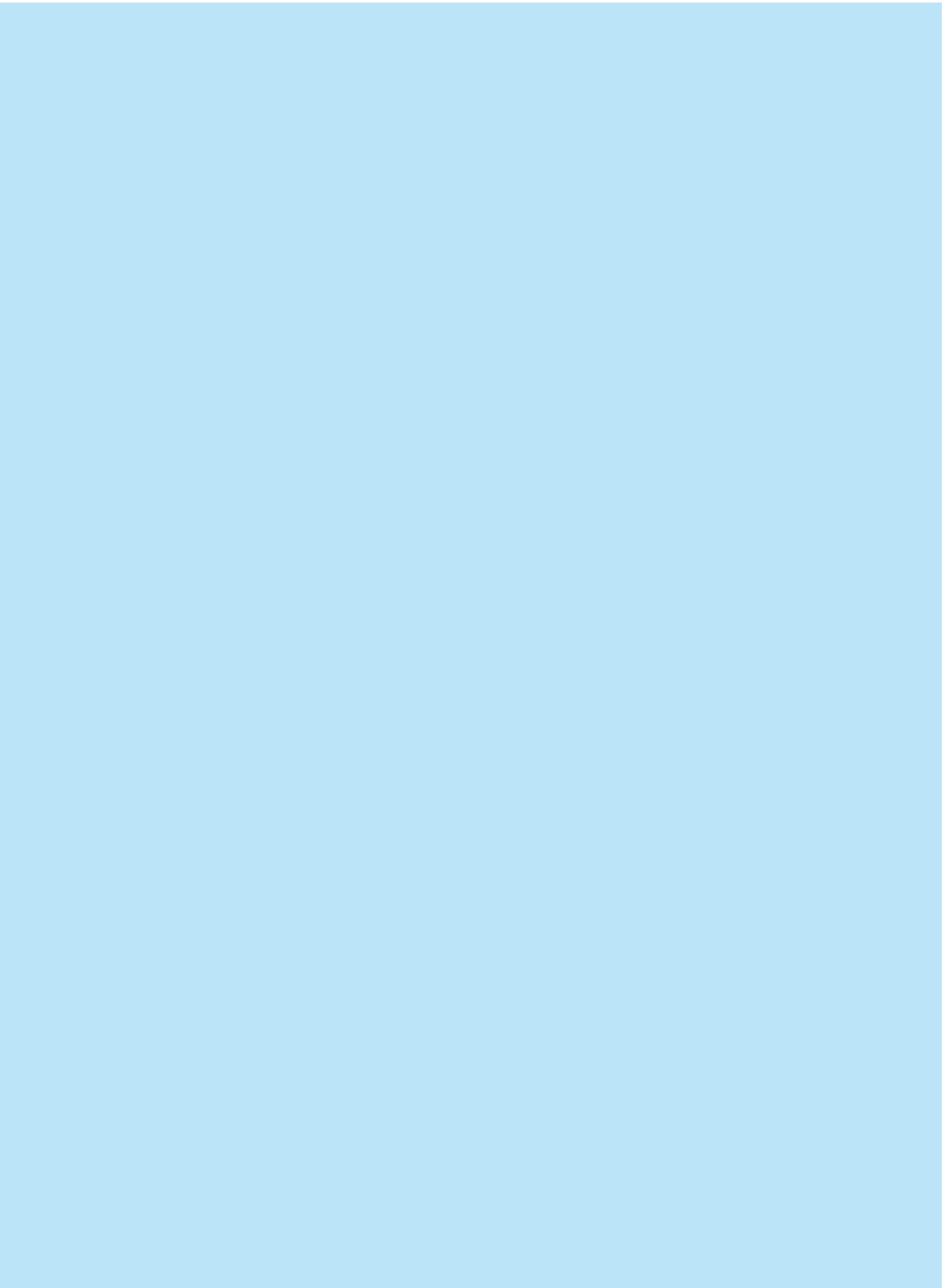
14 July 2012

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This document is also available on the following websites:

www.newcolin.com
www.dsdni.gov.uk/urcdg-br-publications.htm



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