



Subject:	Developer Contributions for Open Space at Lenadoon Park & Suffolk Playing Fields
Date:	2nd December 2025
Reporting Officer:	Stephen Leonard, Director of Resources, Fleet and OSS
Contact Officer:	Gary McNeill, OSS Lead Officer

Restricted Reports

Is this report restricted?

Yes

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No

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Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number

☐

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

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Call-in

Is the decision eligible for Call-in?

Yes

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No

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1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to update members regarding a developer contribution that was secured, via the Developers Contribution Framework, for council maintained open space at Suffolk Playing Fields and Lenadoon Park, and the improvements that City & Neighbourhood Services Department have delivered as a result of the financial contribution.
1.2	Details of the improvements are outlined in Section 3.7 (Main Report)
2.0	Recommendations
2.1	Members are asked to note that, by way of an £81k developer contribution, all open space improvements have now been completed at Lenadoon Park.
3.0	Main Report
3.1	As members will be aware Council's Developer Contributions Framework was ratified for adoption by Full Council on 6th January 2020. Developer Contributions are a planning tool used to mitigate or manage the impacts of new development. They may be used to ensure that new development is supported by the right infrastructure or make sure that the environmental impacts of proposals are appropriately managed. The Council's Developer Contribution Framework sets out the council's approach to securing Developer Contributions as part of the planning application process.
3.2	Developer Contributions are a form of Planning Obligation and are normally secured through a Planning Agreement under Section 76 of the Planning Act (Northern Ireland) 2011. A Planning Agreement is a legally binding agreement between the relevant parties, normally between the council, landowner, applicant and any other parties directly involved in fulfilling the agreement.
3.3	As part of the planning process, a developer contribution, relating to the redevelopment of the Lidl store on Stewartstown Road (Planning Ref: LA04/2022/0002/F), to improve open space at Suffolk Playing Fields and Lenadoon Park was secured by colleagues in Place and Economy Department . In June 2024, Council agreed a financial contribution, by way of a Planning Agreement, totaling £281,000 for open space improvements across both sites.
3.4	Members should note that £200k of the total developer contribution has been ring-fenced to support the potential, future development of a 3G pitch at Suffolk Playing Fields. Design options and costs estimates are being developed by colleagues in our Property & Projects

	<p>Department, in partnership with local groups and elected members. Officers are actively seeking to secure the remainder of the necessary funding via the emerging Pitches Strategy. The remaining £81k of the total contribution was allocated to improve the existing grass soccer pitch at Lenadoon Park.</p>
3.5	<p>Officers from City & Neighbourhood Services worked with elected members and local users to prioritise and quantify improvements at Lenadoon Park. The total cost of the works at this site cannot exceed the financial contribution allocated by way of the developer contribution.</p>
3.6	<p>Members should note that open space improvements at Lenadoon Park are now complete and are within the available funding envelope of £81k. Works were delivered via council's existing measured term contract and were supervised by officers from CNS Landscape Planning & Development Team.</p>
3.7	<p>Open space improvements at Lenadoon Park included:</p> <ul style="list-style-type: none"> • Installation of new short-section panels to existing soccer pitch security fence, increasing overall height to 2.4m • Realignment of existing fence around dugout areas and installation of new pedestrian access gate at existing grass soccer pitch • Construction of a new spectator hardstanding around soccer pitch • Repair of drainage channels and repainting of pitch markings at existing MUGA • Replacement of damaged ballstop panels at existing MUGA
3.8	<p><u>Financial & Resource Implications</u></p>
3.9	<p>£81k of the total developer contribution (£281k) allocated to improve open space at Lenadoon Park has now been committed, with all improvement works completed recently.</p>
3.10	<p>£200k of the total developer contribution (£281k) has been ring-fenced to support the potential, future development of a 3G pitch at Suffolk Playing Fields. Design options and cost estimates are being developed by colleagues in our Property & Projects Department in partnership with local groups and elected members. Officers are actively seeking to secure the remainder of the necessary funding via the emerging Pitches Strategy.</p>
3.11	<p><u>Equality or Good Relations Implications /Rural Needs Assessment</u></p> <ul style="list-style-type: none"> • None

4.0	Appendices
4.1	None