



Subject:	City Development Forum
Date:	10 May 2017
Reporting Officer:	Nuala Gallagher, Director of City Centre Development
Contact Officer:	Christopher McCracken, Programme Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report
1.1	<p>Following initial presentation to SP&R in March, this paper contains a revised proposal to create a City Development Forum as a pilot for 12 months with two key aims:</p> <ul style="list-style-type: none"> - To consider, at an early opportunity, proposals for major or strategically important development in the city; and - To provide a forum to discuss related strategic issues related to development, including community engagement; job creation; education & skills; housing; transport; infrastructure; and investment.
2.0	Recommendations
2.1	The Committee is asked to:

2.2	<p>- Agree the creation of a City Development Forum as a pilot for 12 months, including the detailed operating protocols set out at Appendix 1.</p> <p>It is recognised that in setting up this Forum, the Council also needs to provide a mechanism and support for an increased level of community engagement on development, planning and liveability. A more detailed report on community engagement is being presented to Committee alongside the City Development Forum, highlighting options to ensure this is achieved.</p>
-----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

3.0	Main Report
3.1	<p>The launch of the City Centre Investment Strategy in Sept 2015, combined with the recovering economy and a step change in our international marketing, has stimulated a significant upsurge of new development. This includes planning or construction for 14 purpose built student housing with over 5,000 bed spaces; 19 hotels (6 in construction, 13 with approved planning); and a growing number of Grade A Office schemes, including City Quays, All State, and Concentrix. A number of major development schemes, including North-East Quarter, By-Water and Sirocco are also being brought forward by the private sector.</p>
3.2	<p>To land these developments effectively, a wide range of strategic issues need to be considered. This includes how we engage and involve the local community, helping to ensure residents can help shape and benefit from the developments that are taking place. It also include themes such as job creation; education & skills; housing; transport; infrastructure; and investment; all of which will be considered in greater depth at the Forum.</p>
3.3	<p>It is proposed that the Forum is establish as a pilot for 12 months and will be chaired by the Chief Executive, or her nominee, and administered by professional officers as an internal Council meeting. However Members have a major role providing strategic oversight for developments across the city, and ensuring that those developments help support both business and community needs. In light of this important role, it would be beneficial if there was a stronger mechanism to involve elected members in discussions before key decisions are required.</p>
3.4	<p>The key benefits and objectives of the Forum are to:</p>

<p>3.5</p> <p>3.6</p>	<ul style="list-style-type: none"> • align proposed physical and strategic developments with the vision of the Belfast Agenda; • ensure greater certainty over the shape and impact of potential development at an early point in the process; • consider wider strategic issues (referenced at ii above); how these shape the future needs of the city; and the impact that proposed development could have; and • ensure the needs of all stakeholders, in particular the needs of the surrounding community, are identified and supported. <p>The Forum is not a decision making body nor does it form part of the planning application process. However, it will have an important role to consider strategic developments in greater depth. This will provide a mechanism to review conceptual ideas at an early stage, and to facilitate more detailed discussions on strategic issues.</p> <p>The attached operating protocol provides further details on the format and criteria for the meeting; the frequency and membership; community interests, and the code of conduct.</p>
<p>4.0</p>	<p>Appendices - Documents Attached</p>
	<p>Appendix 1 - City Development Forum Operating Protocol.</p>