



Subject:	Inner North West Masterplan
Date:	10 January 2018
Reporting Officer:	Nuala Gallagher – Director of City Centre Development
Contact Officer:	Callie Persic – Regeneration Project Officer (Ext 3418)

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 or Summary of main Issues
1.1	The purpose of this report is to update Members on the ongoing work on the Inner North West masterplan and to seek approval for a 12-week consultation on the draft document.
2.0	Recommendations
2.1	Members are asked to: - agree to a 12-week consultation for draft the Inner North West masterplan, commencing in February 2018.

3.0	Main report
3.1	<p data-bbox="272 264 435 293"><i>Background</i></p> <p data-bbox="272 315 1430 546">As per previous reports, Members are aware that as part of the delivery of the Belfast City Centre Regeneration and Investment Strategy a number of more detailed plans were to be commissioned to help support and shape city centre developments. As a result, Committee gave approval in October 2016 for masterplanning work to be undertaken for the Inner North West area of the City Centre.</p>
3.2	<p data-bbox="272 618 735 647"><i>Context & Emerging Developments</i></p> <p data-bbox="272 669 1430 1200">The Inner North West is experiencing significant change, mostly as a result of a number of approved and planned developments opportunities in the wider area including the new Ulster University campus, potential redevelopment of Central Library, private and public sector schemes, as well as the proposed redevelopment of the former Belfast Telegraph site. The Inner North West is in need of significant investment to ensure coherent proposals come forward on the many vacant sites in the area. It has been agreed at this committee that this part of the city will benefit from a more holistic consideration of the key issues associated with these emerging activities such as transport, connectivity, built heritage, mixed-use developments, residential accommodation, and design. Additionally, the INW needs to be developed to ensure improved linkages and connections with other parts of the city centre and adjacent neighbourhoods.</p>
3.3	<p data-bbox="272 1267 1430 1503">As outlined previously to committee, the Masterplan seeks to provide a framework to help shape these opportunities and ensure a more comprehensive approach to development on both public and private sector owned land. The Inner North West Masterplan is underpinned by robust urban design principles that will help shape the proposals coming forward.</p>
3.4	<p data-bbox="272 1570 1430 1653">The INW Masterplan therefore seeks to facilitate a new city centre mixed neighbourhood that:</p> <ul data-bbox="272 1675 1390 2020" style="list-style-type: none"> <li data-bbox="272 1675 1390 1758">• incorporates a mix of uses, including residential, commercial, retail and leisure, all integrated through a strong and cohesive public realm; <li data-bbox="272 1780 1318 1809">• takes into consideration the heritage of the area and the historic urban grain; <li data-bbox="272 1832 1259 1861">• reinstates the historically vibrant economy of the Inner North West area; <li data-bbox="272 1883 1235 1912">• promotes ‘city centre living’, with its social and environmental benefits; <li data-bbox="272 1935 1094 1964">• strengthens the city centre’s urban fabric and streetscapes; <li data-bbox="272 1986 1235 2016">• supports and strengthens pedestrian connections to city and adjoining

	<p>neighbourhoods;</p> <ul style="list-style-type: none"> • considers meanwhile uses to animate specific areas; • delivers the ambitions of the Belfast Agenda. <p><i>Engagement to date</i></p> <p>3.5 The Inner North West Masterplan area covers a large expanse with multiple land owners, including the public and private sectors. There are a number of existing business and smaller residential located within the masterplan area with substantial residential areas adjacent. The area has also seen planning appeals in recent times. As a result of these complexities officers undertook targeted pre-consultation engagement in September that has informed the emerging masterplan.</p> <p>3.6 A workshop with 16 Members was held on 13 November 2017 and feedback from this session has also feed into the draft plan, in particular the development of an additional Character Area between Castle Street and College Street.</p> <p>3.7 Engagement with statutory partners continues and includes, the Department for Communities, Department for Infrastructure, Translink and the Historic Environment Division; all have had opportunities to comment on the draft plan. Feedback has also been received from council departments, and there is ongoing work to explore the potential to develop the council's assets support wider regeneration in the short term.</p> <p>3.8 The Inner North West supports and complements existing planning policies and guidance and is cognisant that the new Local Development Plan, draft Plan Strategy that will be published for consultation in 2018. Therefore, the INW has been developed in line with current policy (Belfast Metropolitan Area Plan, Strategic Planning Policy Statement and the Regional Development Strategy) and complies with Belfast City Council's Preferred Options Paper (2017) and the Purpose Built and Managed Student Accommodation Supplementary Planning Guidance (2016). A Strategic Environmental Assessment screening will take place on the draft INW plan to assess if a full Strategic Environmental Assessment Appraisal and Habitats Regulation Assessment is required.</p> <p><i>Consultation period and next steps</i></p> <p>3.9 During the formal 12-week consultation period council will seek to engage with a diverse range of stakeholders in this area of the city, including residents, businesses, statutory partners and developers. Drop-in information sessions will be held in venues in the INW and, where possible, in convenient locations in the adjacent areas such as surrounding</p>
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<p>3.10</p> <p>3.11</p>	<p>community centres.</p> <p>Consultation methods will also include information sessions, workshops and council's online consultation platform: https://yoursay.belfastcity.gov.uk/. Key communication channels will be through information sessions, City Matters, Press Releases, the BCC website, Twitter and Facebook pages.</p> <p>Following the consultation period, the responses will be assessed and the masterplan amended as required. The final masterplan will then come back to committee for approval in early summer for adoption. Implementation of areas of the masterplan in public ownership is currently being discussed with DfC, on options to bring forward sites in public ownership for development in 2018.</p>
<p>4.0</p>	<p>Equality implications</p>
	<p>An EQIA screening will be carried out in advance of the consultation.</p>
<p>5.0</p>	<p>Resources</p>
	<p>Resource requirements will be met from existing departmental budget allocation.</p>
<p>6.0</p>	<p>Appendices – Documents Attached</p> <p>Draft Inner North West Masterplan to be tabled at committee.</p>