



<b>Subject:</b>	<b>Update on Department for Communities' Regeneration Guidance for Greater Clarendon and Sailortown</b>
<b>Date:</b>	7th August, 2019
<b>Reporting Officer:</b>	Cathy Reynolds, Director of City Regeneration and Development
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<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes, when will the report become unrestricted?</b>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Some time in the future</b>	<input type="checkbox"/>
<b>Never</b>	<input type="checkbox"/>

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

<b>1.0</b>	<b>Purpose of Report/Summary of Main Issues</b>
1.1	This report provides an update on a suite of regeneration policy and guidance documents prepared by DfC for the Greater Clarendon and Sailortown area.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is requested to: <ul style="list-style-type: none"> <li>1. note the content of a suite of regeneration policy and guidance documents prepared by DfC for the Greater Clarendon and Sailortown area, including: <ul style="list-style-type: none"> <li>(i) the Greater Clarendon (Sailortown) Masterplan (2016)</li> <li>(ii) the Greater Clarendon (Sailortown) Delivery Framework (2018)</li> </ul> </li> </ul>

	<p>(iii) Greater Clarendon and Sailortown Accessibility and Public Realm Design Guide (2019);</p> <p>2. endorse the proposed approach to regeneration proposals in this part of the city centre aligned to Belfast City Centre Regeneration and Investment Strategy (BCCRIS); and</p> <p>3. support further collaborative working and engagement with stakeholders and local communities to deliver the priority projects identified in the Greater Clarendon and Sailortown Accessibility and Public Realm Design Guide.</p>
<p><b>3.0</b></p>	<p><b>Main Report</b></p>
<p>3.1</p>	<p><u>Background</u></p> <p><b><i>Greater Clarendon (Sailortown) Masterplan (2016)</i></b></p> <p>The draft Greater Clarendon (Sailortown) Masterplan (Appendix 1) seeks to provide an overarching framework for the development of the area and was published by DfC in December 2016. The key projects identified in the Masterplan are broadly in line with the aspirations of the Belfast City Centre Regeneration and Investment Strategy (BCCRIS) including:</p> <ul style="list-style-type: none"> <li>• encouraging more people to live in the city centre;</li> <li>• improving the Dunbar Link;</li> <li>• the potential impact of a rail halt in this area in terms of encouraging use of public transport (a site is reserved for this purpose at Gamble Street);</li> <li>• encouraging activity and animation under the motorway flyovers; and</li> <li>• creating attractive squares and spaces.</li> </ul> <p><b><i>Greater Clarendon (Sailortown) Delivery Framework (2018)</i></b></p> <p>3.2 The Masterplan committed DfC to bring forward the Greater Clarendon Masterplan Delivery Framework (Appendix 2) and its publication followed in 2018. The Framework has a strong focus on comprehensive development and prepares for the prospects offered upon completion of the York Street Interchange. It identified a number of projects under the overarching Masterplan that can come forward in a flexible way to make the most of market opportunities as they arise. As delivery will require a collective effort by a wide range of stakeholders, it was important to set out the key principles which would guide the preparation of the Delivery Framework and future implementation.</p>

3.3

The Delivery Framework included a detailed site development tracker which was prepared as a tool to track progress and new information as it arises during the implementation stage. This may include changes in land ownership, new planning approvals or commencement of key development sites for example. It also highlighted areas where public sector intervention would have the greatest impact. This is set out in Sections 6/7 of the Delivery Framework in Appendix 2 and culminates in the Action Plan in Section 8. In order to maximise the contribution that all developments can make to the wider regeneration of the area, the Framework proposed consideration of the use of Section 76 agreements to secure finance towards wider public realm enhancements and other infrastructure. The key public and private sector interventions which the Framework identified as providing the catalyst for regeneration in Greater Clarendon and Sailortown are summarised in Appendix 3.

***Greater Clarendon and Sailortown Accessibility and Public Realm Design Guide (2019)***

3.4

Following extensive consultation with a range of stakeholders, and as identified as a priority action in the Delivery Framework (Appendix 3, paragraph 1.7), DfC published the Accessibility and Public Realm Design Guide (Appendix 4) in May 2019. The document recognises that Greater Clarendon, and Sailortown in particular, was dramatically affected by the construction of the M2 and M3 motorways which removed the housing core of Sailortown resulting in the fragmentation of the community and severing east to west and north to south movements. These communities, comprising of some 2,500 residents in the New Lodge/Lancaster Street and Sailortown areas, have suffered from poor connections to the surrounding neighbourhoods and the city centre, magnifying the sense of isolation and lack of opportunities to connect to education and employment. The Design Guide seeks to resolve these issues by reconnecting these areas and ensuring that current development opportunities are brought forward to support and enhance the living experience for the existing and proposed population. In the longer term, the provision of direct links across the river will improve accessibility for pedestrians and cyclists to Titanic Quarter and East Belfast. The Design Guide identifies key priority projects (see paragraph 3.8) including a new North South Spine from the City Centre to Sailortown; improved connections across the Dunbar Link and other major infrastructure; and more green open space for families and communities. In the longer term, the Guide includes a proposal to improve connectivity links across to Titanic Quarter and East Belfast, enhancing connections to third level education and an area that supports over 18,000 visitors, residents and workers.

3.5	<p>In recognition of the Importance of capturing the views of local communities, Arup, the consultants who prepared the Guide, facilitated three stakeholder events which were attended by the Greater Clarendon and Sailortown Stakeholder Forum. Additional community and business representatives and those with a considered interest in the area were also invited to attend. A site walkover was organised and all participants in the events were invited to comment on a draft version of the Guide before it was published.</p>
3.6	<p>The Guide seeks to help the public sector guide and encourage quality place-making which would provide consistency and conformity as the Greater Clarendon and Sailortown area transforms over the coming years. Informed by stakeholder consultation, the document seeks to provide:</p> <ul style="list-style-type: none"> <li>• A spatial framework for the public realm that re-balances the street network and identifies opportunities for enhancement;</li> <li>• A series of key moves that will deliver a strong movement framework; sequence of spaces and vibrant public realm activated by meanwhile and permanent uses;</li> <li>• A coordinated palette of street furniture and surface materials;</li> <li>• A strategic projects framework identifying priority projects; approaches to delivery; collaborative working and next steps.</li> </ul>
3.7	<p>Its suggested use is as a tool for co-ordinating, prioritising and delivering investment in the public realm and reigniting Sailortown’s sense of place and identity. The Design Guide also provides useful advice on how and where developer contributions, secured through the Council’s Developer Contributions Framework, specifically for Public Realm Environmental Improvements, could potentially be spent.</p>
3.8	<p>Section 4.3 of the document (pages 24-43) proposes a number of key moves, street specific and site-wide interventions priorities which offer the opportunity for stakeholders including DfC, Belfast Harbour Commissioners and private developers to work in partnership. These include:</p> <ol style="list-style-type: none"> <li>i. Improving strategic east/west links (page 27) and north/south links (page 28). There is an opportunity to explore upgrading the public realm and pedestrian crossings in the areas of new, purpose built managed student accommodation bounded by</li> </ol>

Great Patrick Street, Great Georges Street, York Street and Nelson Street and bisected by Little York Street and Little Patrick Street;

- ii. Creating a new neighbourhood spine that enhances the quality of public realm along Tomb Street and Waring Street under the cross-harbour road and rail bridges to Corporation Square in front of the Harbour Commissioners Offices. BHC are currently examining opportunities to create a new green space (City Quays Gardens) that will act as the catalyst for future regeneration at City Quays and there are opportunities for collaboration to link to the proposed neighbourhood spine and proposed upgrade to Corporation Square (in front of the Harbour Commissioners' office);
- iii. Improving civic spaces by upgrading Barrow Square and the Clarendon Dock/dry dock area close to Sailortown. This is an opportunity for partnership working with BHC, DfC and local community representatives e.g. Sailortown Regeneration Group (SRG) to enhance the settings of these areas for civic and historic buildings and public events;
- iv. Design a range of creative green community spaces that provide opportunities for heritage, arts, play and cultivations, for example Pilot Street Pocket Park;
- v. Create a new Sailortown Hidden Histories Destination Plan that records and creatively explores the area's rich maritime and dockers' history, in partnership with local communities and with the SRG.

3.9 The Council's City Regeneration and Development Division is examining the potential for developing a programme of small scale, catalyst public realm projects in partnership with DfC and other stakeholders such as DfI, where appropriate, based on those developer contributions specifying improved public realm already received or agreed via signed planning agreements. The Greater Clarendon area will be considered as part of the scoping exercise for this project and a future report brought back to Committee in the near future on this.

3.10 The Council has signed a Memorandum of Understanding with Belfast Harbour Commissioners as agreed at the Council's SP&R Committee on 21<sup>st</sup> June 2019. This outlines how BHC and BCC will work together through a strategic partnership arrangement to realise their shared ambitions for the strong growth, regeneration and prosperity of the City. The Council will continue to work closely with DfC, DfI, Ulster University, the Campus Community Regeneration Forum, the Sailortown Regeneration Group and other stakeholders on the coordination of regeneration proposals in Greater Clarendon and Sailortown.

3.11

Emerging proposals of note supported by the suite of regeneration policy documents could include:

- the proposed relocation the BCC Dunbar Link Cleansing depot at Dunbar Street (Appendix 3, paragraph 1.3 (iv) (a));
- regeneration proposals for sites at Dunbar Street and Exchange Streets, which could be advanced through the Council's Strategic Site Assessment process (update provided to City Growth and Regeneration Committee on 5<sup>th</sup> June);
- City Quays development opportunities including City Quays Gardens, a new public space;
- The creation of the Maritime Mile, a linear waterfront trail that will encourage people to explore Belfast's maritime & industrial history, and connect all the key attractions, public realm, sculptures & viewing points on both sides of the river. It begins on the city side of the river, linking Sailortown and St Joseph's Church, to the rich maritime heritage of Clarendon buildings. The proposals are being progressed with Titanic Foundation and BHC who are engaging with DfC and the Council regarding delivery;
- Regeneration proposals for St Joseph's Church, Sailortown to support Sailortown Regeneration Group with the development of neighbourhood tourism initiatives;
- A public realm catalyst project, part funded by existing developer contributions to improve amenity and connectivity around the new student housing developments underway at the York Street/Great Patrick Street and Frederick Street junction. The proposal will seek to improve connectivity east-west across the Dunbar Link and north-south for the benefit of established communities in the vicinity of Lancaster Street and Thomas Street;
- Improvements to streetscape to facilitate better connectivity between City Quays and Cathedral Quarter through the creation of a north/south neighbourhood spine along Tomb Street connecting Corporation Square to Custom House Square;
- To include consideration of the public realm and potential to create a civic square and other innovative uses underneath and around the flyovers;
- A public realm/landscaped scheme to re-imagine Buoys Park as part of the Council's aspirations to improve connectivity and enhanced open spaces across the city centre;
- The development of a potential "Innovation Lab" as one of the Belfast Region City Deal projects, pending completion of the Outline Business Case.

<p>3.12</p> <p>3.13</p>	<p><b><u>Financial and Resource Implications</u></b></p> <p>There are no additional resource implications associated with this report.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>There are no Equality, Good Relations or Rural Needs implications at this stage. Equality and Good Relations implications will be assessed at design stage to meet the specific requirements of proposed projects as they emerge.</p>
<p><b>4.0</b></p>	<p><b>Documents attached</b></p>
	<p>Appendix 1 – Greater Clarendon (Sailortown) Masterplan (2016)</p> <p>Appendix 2 - Greater Clarendon (Sailortown) Delivery Framework (2018)</p> <p>Appendix 3 - Greater Clarendon (Sailortown) Delivery Framework (2018): Summary of Key Interventions</p> <p>Appendix 4 - Greater Clarendon and Sailortown Accessibility and Public Realm Design Guide (2019)</p>