

Report of the Chief Executive

Castleward Urban Village and Possible Impact on Conservation Area

SUMMARY

- 1.1 The £100+ million Castleward Urban Village project remains a Key Priority for the Council and the Homes and Communities Agency (HCA).
- 1.2 Compendium Living is the developer appointed by the Council for this key regeneration project that will create a new and vibrant community between Derby Railway Station and the city centre. The project is developed in a partnership with a private sector partner together with the HCA (and originally the East Midlands Development Agency (*emda*)).
- 1.3 The Castleward Urban Village is a brownfield land urban regeneration project planned on around 12 ha (30 acres) and designed to create a sustainable urban village of around 800 homes, schools, community facilities and open spaces together with a boulevard link between the railway station and the city centre.
- 1.4 The Castleward masterplan area is on the edge of the Railway Conservation area and does include a locally listed building on Canal Street. There are listed and locally listed buildings on London Road outside the masterplan area.
- 1.5 The Castleward Urban Village project has been the subject of a multi disciplinary team involved throughout the processes including the Council's regeneration, estates, conservation and urban design, highway and planning departments and external professional advisers. The project promotes best use of Council assets to facilitate the first phase of regeneration to create a sustainable urban village on brownfield land in the city centre.

RECOMMENDATION

- 2.1 To note the contents of the report

REASONS FOR RECOMMENDATION

- 3.1 To ensure that Conservation Area Advisory Committee is kept informed of the project and have the opportunity to make comments at pre-application stage.

SUPPORTING INFORMATION

- 4.1 Castleward Urban Village is a key priority project in the City Centre Eastern Fringes Area Action Plan as well as the more recently adopted City Centre Regeneration Framework. Conservation Area Advisory Committee was involved in consultation over the preparation of impact of these documents on the conservation area and the listed buildings.
- 4.2 The benefits of the Castleward Urban Village will include:
- c800 new homes (mostly houses) including affordable housing on brownfield land,
 - Alleviating pressure on developing greenfield land,
 - Sustainable community, including open space, schools (nursery and primary), community facilities and local convenience retail,
 - Attractive pedestrian link between the city centre and the railway station (the Boulevard),
 - Improved links to and improvement of Bass' Recreational Ground,
 - Catalyst to regenerating the southern and eastern fringe of the city centre,
 - Phase 1, (circa 150 residential units) can come forward immediately, with development commencing late summer 2012.
- 4.3 Phase 1 (as indicated on the plan attached) includes most of the south side of the Castleward Boulevard. All land in Phase1 (circa 4 acres/1.6ha) is within Council ownership and it is expected that a planning application will be received from Compendium Living in March for outline consent for the whole site together with a detailed application for Phase 1 to allow work on site to commence for Phase 1 later this year.
- 4.4 The scale, massing, materials, land-use and architecture style of the built form is carefully chosen to respect the conservation area on one end and the commercial development on the other end of the boulevard. It is not intended to demolish any listed or locally listed building as part of the development process but to plan the development to be sympathetic to them.
- 4.5 The Castleward proposal has been reviewed by Opun (the Architecture Centre for East Midlands) design review panel and has been praised for the quality of design that is sympathetic to the local character.
- 4.6 The intention is to revitalise this area with vibrant mixed use development that will enhance the surroundings and will have a positive impact on the Conservation Area.

OTHER OPTIONS CONSIDERED

- 5.1 Cabinet determined that the 'do nothing option' is not tenable, given the Council's commitment to supporting the implementation of the City Centre Regeneration Framework.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Service Director(s) Other(s)	
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For more information contact: Background papers: List of appendices:	Name: Pranali Parikh 01332 642060 e-mail Pranali.parikh@derby.gov.uk Appendix 1: Implications Appendix 2: Castleward Urban Village Concept Masterplan
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IMPLICATIONS

Financial and Value for Money

- 1.1 There are no financial implications as a result of this report.

Legal

- 2.1 There are no Legal implications as a result of this report.

Personnel

- 3.1 There are no Personnel implications as a result of this report.

Equalities Impact

- 4.1 The recommendations do not give rise to equality issues and the Castleward Urban Village would provide a positive regeneration project with which to strengthen the Council's approach to valuing diversity and to creating opportunities for all our citizens.

Health and Safety

- 5.1 There are no Health and Safety issues arising directly from this report.

Environmental Sustainability

- 6.1 The project will be the creation of a sustainable urban village which will include for example carbon footprint reduction, sustainable travel, achieving the BREEAM 'very good' rating as well as compliance to the Code for Sustainable Homes.

Asset Management

- 7.1 The Estates Section has been part of the multi disciplinary team involved throughout the project. The project promotes best use of Council assets to facilitate the first phase of regeneration to create a sustainable urban village.

Risk Management

- 8.1 A project management team was been set up to effectively manage the scheme and a Strategic Core Group has been set up within the Development Agreement with

representations from all partner organisations.

Corporate objectives and priorities for change

- 9.1 Castleward Urban Village will contribute to all six of the Council's six priority areas.