



Carriageworks Community Meeting

4 September 2017, Kings Centre, King Sq

Planning Conditions

No.	Condition summary	Change Sought	CAG's Initial Comment
2	No demolition before construction contract signed	Amend wording so that the build contract can be prepared and signed after demolition.	No objection
20	No development until extent of any contamination has been assessed	Allow for demolition before assessing contamination	Conditions 4, 19, & 20 are inter-related. No objection given Condition 28.
19	No development before contamination remediation scheme is approved	Allow for demolition before scheme is approved	do.
4	Remediate any contamination before development	Allow for approved demolition before remediation	do.
28	Contamination found during development must be reported and remediation agreed	None	Provides reassurance for change to 4,19 and 20
18	No development before recording of parts of historic buildings to be disturbed	Prior to each stage of demolition historic parts will be recorded	No objection subject to proper recording throughout process. Include modern archaeology.
11	Before development begins, specification of built-in bird nests and bat roosts to be agreed	Allow for demolition before agreeing the spec	No objection
3	No development before materials and finishes approved	Allow for demolition before approval	No objection
22	No development before sustainable drainage strategy is approved	Allow for demolition before submitting strategy	No objection
23	No development before scheme is registered with Code for Sustainable Homes registration body	CSH now replaced by Building Regs. Allow for demolition first.	No objection
24	No development until registered with BREEAM	Allow demolition before registration	No objection
43	Approved plans	Amendments to allow for demolition of Carriageworks rear wall and internal structure	PG advise that wall is too dangerous to allow any work

Changes to Conditions 18 and 43 are reflected in changes sought to Listed Building Conditions 4 and 5.

Timetable

Early October	Complete purchase, site possession, preparatory works
7 November	BCC decision on changes to planning conditions
November	Demolition begins
Spring '18	Construction begins

Cultural Plan

Planning Condition 15 requires that a Cultural Plan be prepared. Local stakeholders have to be consulted.

There don't seem to be any examples of cultural plans written for individual developments.

The Liaison Group believes that the Cultural Plan is a key document that will:

- Explain the cultural context within which the Carriageworks development takes place
- Explain how the cultural context informs the delivery of various Planning Conditions, whether these relate to the built form or future use and management (e.g. local employment, long term management, public art, external materials etc)
- Ensure that the development fits with and supports the local area and community
- Identify specific projects that will be delivered.

It could have a range of outcomes including integration between the new development and the established communities, greater wellbeing, employment opportunities, attracting visitors and celebrating Godwin.

At PG's request the Liaison Group prepared an outline spec for the preparation of the Cultural Plan. This would include deep community consultation. Recommended that it should be tendered to a number of organisations knowledgeable of the area and capable of fulfilling the brief (some were suggested).

Following discussion PG want to take a more constrained approach focused on use of the market area. They have suggested that the Cultural Plan should focus on the "facilitation of activities and actions that enrich the lives and experiences of people living in an area; this could include providing a place for people to participate and engage in whatever activity has been organised, also a mechanism to promote what is on offer". Their preference is to ask a public art consultant (Ginkgo) recommended by their planning consultant to prepare the Cultural Plan.

PG and Liaison Group agree that there should be joint group to take this forward.

1 September 2017