

Corporate Land and Property Panel

Ladgate Lane Development Guidance

23rd February 2012

Purpose

1. The purpose of this report is to present the Corporate Land and Property Panel with a draft version of the development guidance note for the Ladgate Lane Site and update the panel on the current position of the wider Prissick Masterplan.

Background

2. Before Christmas the Mayor announced his vision for a 21st Century Sports Village and re-provision of various existing facilities. At this time the Executive Member for Regeneration and Economic Development approved the principles of the masterplan to take forward for consultation.
3. The Council's vision for Prissick Sports base is as follows:
 - A 21st Century Sports Village. A centre of excellence for both niche and conventional sports. The public private partnership with integrated management and a sustainable funding model. A hub with core facilities including reception, changing, parking and co-located facilities such as Tennis World, gym, athletics and other commercial elements that could include for example, sports retail, 5-a-side football etc.
 - High quality housing developments required to fund the sports village:
 - Prissick Depot / Tennis World, approximately 200 houses; and,
 - PRU/former Brackenhoe School site, approximately 125 houses.
 - A new junction from Ladgate Lane servicing the residential development and Sports Village. In conjunction with James Cook University Hospital the access will also enable a parking solution for the hospital.
 - An attractive and accessible landscape setting for informal recreation and healthy pursuits.
4. A diagrammatic masterplan is included as an appendix to the attached development brief.

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5. A development brief for principally residential development (with an element of mixed used potential) has been prepared for the Ladgate Lane site (comprising Tennis World & Council Depot) to advise prospective developers. See the attached copy. It will play an important role in the marketing of the Ladgate Lane as it details the acceptable uses, design principles and Council aspirations for the site. It also specifies the proposed deductions that the Council will expect from the development for infrastructure provision.

Next Steps

6. It is proposed that the next step is to go out to consultation on the Sports Village masterplan, including the relief road and the development brief for the development brief on the Tennis World / Ladgate Lane depot site. The consultation will be undertaken over a period of four weeks and consist of:

- a. the information will be placed for inspection at the Civic Centre and appropriate local community facility;
- b. the information will be available on the Council website (with feedback facility);
- c. an information leaflet will be sent to neighbouring residents who may be impacted upon by the proposed development, local ward Councillors and Community Council; and,
- d. a press release will be issued on the nature of the guidance/commencement of the consultation period informing when and where the guidance can be inspected.

Recommendation

5. It is recommended that:
 - i) the Corporate Land and Property Panel endorse the Prissick masterplan and draft Development Guidance note for public consultation; and,
 - ii) following public consultation, the Ladgate Lane Development Guidance be referred to the Executive Sub Committee for Property as the basis to market the site and select a developer.