

LEAMINGTON CREATIVE QUARTER

Creative Quarter Draft Masterplan – FAQs

Q. What is the masterplan?

- A. The masterplan sets out a vision for the Creative Quarter and sets a direction of travel for the Creative Quarter. It includes examples of developments to help give you an idea of what this vision might mean in reality. But it is not a fixed set of proposals for individual buildings.

Q. How much does it cost?

- A. We don't currently know how much it will cost to deliver the Creative Quarter. This is because the masterplan provides a vision for the Quarter. It does not give permission for individual projects. Each project will be subject to a full financial appraisal where detailed costs will be established.

Q. Who is paying for it?

- A. CDP have funded all the work that has gone into the masterplan at their own risk. The Council hasn't allocated a fund to the Creative Quarter. However, it may take a future decision to invest land and buildings that it owns within the 'red line' area. This will be decided on a project by project basis, with Executive approval required (in addition to the normal planning process).

It is likely that funding will come from a variety of sources including private and public funding.

Q. What's in it for CDP?

- A. CDP were procured as the Council's development partner through a rigorous open tender process. As the Council's development partner they have first refusal on any development projects that make use of Council owned property within the red line area. But CDP won't make any profit until a project is delivered.

Q. What is happening with Clublands?

- A. We recognise that there are specific concerns regarding the Clublands area due to the concentration of community organisations. The masterplan gives a commitment to reaching a decision on the areas potential development within 6 – 9 months of approval of the masterplan. If, as a result of this work, it is decided to release the land for development, suitable accommodation will be found for all organisations. However it may be that no development is identified for this area.

Q. Will there be space for artists?

- A. The Creative Quarter aims to accommodate both digital and non-digital creatives – providing space for both groups that is in keeping with their needs, both aesthetic and financial.

Q. What happens next?

- A. The consultation will close on 21st January. The responses will then be assessed and revisions made to the masterplan where appropriate. The masterplan will be presented to Executive for approval in March. If the masterplan is approved CDP will begin work on the Clublands area and detailed proposals. But please note that this is not going to be a quick process. Projects require sign off from the Council and are subject to planning permission.

Q. Why have you included property you don't own?

- A. We hope that the vision of the masterplan encourages a range of stakeholders to get involved to help deliver the Creative Quarter. CDP aren't expected to deliver everything, but there are opportunities to support the Creative Quarter and it is important to recognise these.

Q. Why haven't you included proposals for Clublands?

- A. Clublands is unique because of the concentration of community organisations and its location. We do not think it is fair to those organisations to propose ideas without the confidence of a masterplan approved by the Council and without their involvement.

Q. Will you be using Compulsory Purchase Orders (CPOs)?

- A. We don't want to! By sharing the vision with everyone we hope that there will be enough support that CPO powers aren't required. CPOing is a very lengthy and difficult process and would only ever be considered as an absolute last resort.

Q. How can I respond to the consultation?

- A. Please visit the Leamington Creative Quarter website where you can find a copy of the masterplan and link to an online survey. The consultation closes on 21 January 2019 at 23.59. Paper copies are available from WDC Offices, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ

<https://www.leamingtoncreativequarter.co.uk/public-consultation/>

