

# Opportunities for Sustainable Development of Suburban Rural Areas on Example of Karabiha Rural Settlement

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## 1 ABSTRACT

Thinking about planing cities we also should not forget about improving living condition in rural areas and their potentials for sustainable development.

Karabiha rural settlement located to the south of Yaroslavl – major town of Yaroslavl region, it is extended rural area, that occupy about 217 square kilometers and contain 63 villages with overall population about 13.350 residents. Some processes, that going on here today can be also recognized in rural territories, that surround another cities and towns in Russia like increasing of building detached one-family houses and dachas, appearance of huge retail and logistic centers, but there are some features, that can help to distinguish Karabiha from another rural areas. Although Karabiha's residents dependent from center of region in labor, culture, education, health care and another needs, territory has potentials not to be only a kind of remote "bedroom community" of Yaroslavl. During the last few years in Karabiha were opened several new factories of food and construction equipment industry, ski and recreation centers, and even dolphinarium. Karabiha often associated with famous Russian poet Nikolai Nekrasov, who wrote here poems "Russian women" and "Who lives well in Russia?", today his estate transformed into a museum.

Recent years Karabiha survived dramatical growth of building, that was provoked by allocation of land, mainly for individual housing. Increasing of building detached one-family houses explained not only by appearance of "newcomers" from Yaroslavl and another regions, but about a half of new homes were constructed by Karabiha's inhabitants. While Yaroslavl and Yaroslavl region demonstrate population decline, Karabiha shows grow of residents, that was ensured, on the one hand, by natality, on the other hand, by migration inflow. Population can increase more as a result of realization low-rise housing projects, that launched by government of Yaroslavl region and private sector. But in this case very important not only to rise quantity of residential real estate, but also expand quality of life in new and established residential areas, improving accessibility of education, health care, culture and sport facilities.

This paper focused on determination, problems and potentials for sustainable development and smart grow of Karabiha, taking into account of local administration's responsibility.

## 2 INTRODUCTION

Rural areas are often mentioned as home for almost a half of overall world population and their development is vitally important. Although in Russia according to statistic data 74,03 % of residents concentrated in cities, many of the rural areas now face significant challenges and survive dramatic changes. Influence of urban sprawl on the countryside especially visibly in vicinities of cities, where it is seen as widening of urbanized space.

Yaroslavl region is a part of Central Federal okrug, and situated to the north from Moscow region. It has passed through urban sprawl process, despite of negative demographical trend, in the recent 10-15 years. Increasing number of housing as well as industries and logistics on the territories that surround major cities of the region, like Yaroslavl, Rybinsk and Pereslavl-Zalessky dramatically accelerates. Negative impact of this process can be recognized in consuming of agriculture land, spreading the recourses and environmental degradation. But at the same time appearance of investment and newcomers can be considered as a potentials for improving living conditions for rural inhabitants and development of territories in a sustainable way. Rural areas influenced by planning policy implemented by different levels of public authority and, at the same time, in the last 10-15 years with the emergence of private land ownership affect of private sector has also increased significantly.

For rural areas Russian legislation provides a two-tier system of municipal management, including division into municipal districts and settlements . Sharing of responsibility between districts and settlements can be flexible, and depends from ranges that is called " issues of local importance " that contain maintenance of common infrastructure, roads, repair of municipal housing, provision of education, healthcare, cultural and public services, protection of nature and cultural heritage sites and landscaping.

If realization of planning policy is concern, local councils responsible for development planning documentation, that according to legislation named " Territorial planning scheme of municipal district" or "General plan of settlement", that show dislocation of social objects, streets, infrastructure and border of the villages, with components of strategic vision of development for 20-25 years. Another document, "Land use and development plan", that establishes variety of permitted uses of land according to zoning and regulation for each zone. In this case importance of planning policy, pursued by local councils became crucial.

Another thing, that affects on development of rural areas is allocation and privatization of land. New private land owners often tend to sale or develop their allotments for housing, or logistic and industry, that have cause increasing of urbanized space.

### **3 KARABIHA RURAL SETTLEMENT**

Karabiha rural settlement located to the south of Yaroslavl – major town of Yaroslavl region, it is extended rural area, that occupy about 217 square kilometers and contain 62 villages and township with overall population about 13.350 residents. Territory of settlement populated unevenly, majority of population concentrated in villages Karabiha, Dubki, Kormilitsino, Ananyino, Shchedrino, Nagorny, and township Krasnye Tkachi, that have good connection to the center of region by public transport. Another villages inhabited by much less number of permanent residents, but at the same time, in summer population doubles because seasonal migrations out of Yaroslavl for vacation or holydays.

Since Soviet times Karabikha have had a huge number of dachas and horticultural associations, which territories consist of 600 square meters pieces of land with small huts, but today it is more common to build big houses with all amenities, although this second dwelling, not used for permanent living, mainly for rest.

Karabikha, Krasnye Tkachi and Kormilitsino compactly located along the road Yaroslavl – Shopsha, closely related to each other economically, socially and culturally, and form a kind of rural agglomeration.

Village Karabiha is administrative center of the settlement that often associated with famous Russian poet Nikolai Nekrasov, who wrote poems "Russian women" and "Who lives well in Russia?" at the time being here. Today his estate with poet's house and English park transformed into a museum and attract tourist, especially for celebration of poetry Day . There is also a school founded by poet 's brother Feodor Nekrasov, administration and hospital.

Krasnye Tkachi – township was formed around the textile factory, founded by Sakin's family in the end of XIX century. Despite significant advances in the Soviet era, the company experienced a difficult restructuring, reduction of production and number of employees. Currently, the factory employs only about 70 people, but at the same time its territory located on the banks of the river, and includes several historic buildings can be converted into a museum or creative spase. In structure of township we can trace the stages of its development: the factory buildings and owner's house, dormitories and barracks preserved somewhere in the central part of the township, then, there are five-storey blocs of flat along the road built in the 70-80 years of the 20th century, surrounded by detached one-family houses, some of them were built recently. After the referendum in 2009 Krasnye Tkachi became a part of Karabiha rural settlement.

The settlement Dubki was founded for families, resettled from neighbor villages for construction of the oil plant and families living in Karabiha estate after its transformation into a museum. Houses were built at the same time with poultry farm and greenhouse complex. Over the past few years the greenhouse complex was renovated and expanded, opened hatchery and meat processing plant.

Shchedrino, Ananyino, Kormilitsino and Nagorni – central manor of agriculture enterprises, were built under the influence of idea of "agriculture towns", that was popular in 60-80 years of the 20th century. Agriculture towns – settlements, that surround large enterprises or farms, built mostly of blocs of flat with full range of services, like culture, retail, education and health care. All these villages were equipped by facilities, but it's condition highly depended on situation with local industry.

Shchedrino and Nagorni , that located just in 5 minutes by bus from the core of Yaroslavl, tend to became a kind of remote "sleeping quarters", after realization of low-rise residential micro-region in Shchedrino, it's population is going to triple.

Currently actions of regional government have a huge impact on development of Karabiha. On the territory, that adjacent to Yaroslavl in the northern part of the settlement was founded industrial park, wgere were

opened production of construction machinery, pharmaceutical plant and a number of other industries. In 2010, most part territory of industrial park was included in the boundaries of Yaroslavl. But its creation has played a major role in the development of adjacent areas, related to logistics, trade and service for vehicles.

Nowadays regional government launched the program of constructing affordable housing and one of pilot project of low-rise micro-region with social infrastructure was started on the territories annexed to the Krasnye Tkachi. At the time of this paper was written about 200 hectares have been allocated for the integrated development for the construction of low-rise affordable housing, it is assumed that these areas will be provided to contractors on preferential terms.

#### **4 TRENDS AND PROSPECTS**

While Yaroslavl and Yaroslavl region demonstrate population decline Karabiha shows grow of residents, that was ensured, on the one hand, by natality, on the other hand, by migration inflow. Growth of building, that was provoked by allocation of land, mainly for individual housing, increasing of building detached one-family houses explained not only by appearance of "newcomers" from Yaroslavl and another regions, but about a half of new homes were constructed by Karabiha's inhabitants. The birth rate is accompanied by increased demand for both in nursery schools, sport facilities and public spaces attractive for young people. The last year, administration of the settlement started program of creation athletic fields in Krasnye Tkachi, Dubki, Ananyino and Shchedrino.

Despite the availability of jobs in the settlement, according to various estimates, up to 50 percent of the working population prefer to work in Yaroslavl, residents of Karabiha settlements also depend on the city in culture, education, health care and another needs. At the same time, area contain many tourist attractions like Nekrasov's estate, picturesque landscapes and churches, historical factory buildings, dolphinarium, ski and recreation centers that may considered as a good base for development local tourism and creation of new jobs.

Karabiha demonstrates positive trends, not only in population, but also on indicators such as fiscal capacity, resettlement of dilapidated housing, construction new real estate and industrial buildings, development of infrastructure, retail, culture and recreation facilities, and it may seems that everything "goes well" by itself without planning or clear strategy. However Karabiha rural settlement have a good position for further development and smart grow, but this way needs to be planned in collaboration with residents and neighbor municipalities.

#### **5 FUTURE VISION**

for Karabiha it is possible to choose between a number of potential strategies including the industrial or tourist-oriented development. Both directions could be successful, but for provide better quality of life for inhabitants it is essential to take measures to improve the ecological situation, especially in Nagorny, Dubki and Shchedrino, that located near the southern industrial hub. Their need to accelerate the implementation of sanitary protection zone.

In case of increasing in birth rate creating of space for childhood may be a good challenge for Karabiha to attract young families who wish to raise children closer to nature and protect them from the harmful effects of the city. Under the circumstances it means invest more in social services, education and sport infrastructure.

Karabiha rural Implementation of planning policy and the allocation of land in accordance with the developed in 2009 planning documentation, that sets rules for interaction between municipality and developers.

#### **6 CONCLUSION**

Whether experience of Karabikha can be useful to other rural areas, taking into account all the possible differences? For the region with overall negative population trend, like Yaroslavl region more detailed study of the experience of its parts, that demonstrate increasing of natality could help to improve demographical trend.

## 7 REFERENCES

Municipal statistic data of Karabiha rural settlement  
General plan of Karabiha rural settlement