

Halesowen Area Committee

Report of the Director of the Urban Environment

Cradley Working Group Progress Report

Purpose of Report

1. To update the Committee on delivery of the Cradley/Windmill Hill Local Centre Regeneration Plan

Background

2. The Cradley/Windmill Hill Local Centre Regeneration Plan was approved by Cabinet in September 2007.
3. This Committee has requested that progress reports be submitted in relation to those projects identified in the Cradley/Windmill Hill Local Centre Regeneration Plan. The formation of a Cradley Working Group was approved at the Halesowen Area Committee on 12th March 2008, a Working Group meeting took place on 2nd September where the following issues were discussed:-

Foredraft Street Development Site

4. A developers' brief has been undertaken for the site identified in the Regeneration Plan as "Land at Foredraft Street ". Prior to any proposals for this site being drawn up an ecological survey of the wooded area of the site was commissioned in accordance with the Council's Nature Conservation Supplementary Planning Document The ecological survey recommended that a bat survey be commissioned and this was completed in April 2008, concluding that there were no signs of bats using the site. The recommendations from the ecological survey have been incorporated into the developers brief.
5. A draft Developers' Brief for this site has been produced and officers are considering a number of issues, such as access prior to producing a final draft document for the site by end of autumn 2008. Once the final draft developers' brief has been prepared then consultations will take place with local residents.

LIFT (Local Improvement Finance Trust) Scheme - Methodist Church Site

6. Dudley Infracare LIFT and the PCT will provide the Halesowen Area Committee with information on its current position regarding providing a LIFT scheme in Cradley.

118-122 Windmill Hill Development Site

7. A development appraisal (which tests the possible development options) has been undertaken for the site identified in the Regeneration Plan as "118-122 Windmill Hill Development Site ". There is developer interest in this proposal.

Improving Areas within the Local Centre Open to the Public

8. Consultants have been asked to draw up a scheme to implement the public realm improvements in the Regeneration Plan with a view to carrying out the first phase of improvements before March 2009.
9. The next meeting of the Cradley Working Group will be held on 4th of November 2008, and a note of the matters discussed will be circulated at the meeting.

Finance

10. A number of the issues raised within this report have a direct financial implication on the Council. However, all costs detailed which fall on the Council will be funded by existing capital or revenue budgets held within Economic Regeneration Division.

Law

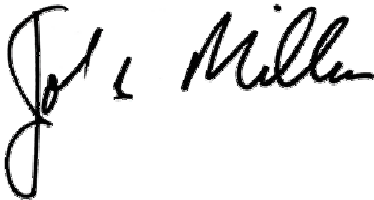
11. Section 2 of the Local Government Act 2000 enables the Council to do anything which it considers likely to achieve the promotion or improvement of the economic, social or environmental wellbeing of any part of the Borough. The council will carry out highway improvement/ maintenance work under the Highways Act 1980.
12. The Council is empowered to improve Highways under section 62 of the Highways Act 1980. Traffic Regulation orders are made under powers contained in section 1 of the Road Traffic Regulation Act 1984. The traffic Calming Act 1992 amends the Highways Act 1980 to allow works to be carried out to promote safety and to preserve or improve the environment. Section 111 of the Local Government Act 1972 empowers the Council to do anything calculated to facilitate or is conducive or incidental to the discharge of any of its functions.

Equality Impact

13. This work has been conducted in full accordance with the Council's equality and diversity policies and should in no way have any prejudicial impact on different racial groups, disabled people, both genders and/or other relevant groups. The Cradley Regeneration Plan will seek to regenerate the local centre for adults, children and young people alike, hence promoting equal opportunities for all.

Recommendation

14. That the Committee notes the progress of regeneration work in Cradley/Windmill Hill local centre.



.....
John B Millar
Director of the Urban Environment

Contact Officers:

Hannah Mossom
Directorate of Urban Environment
Mary Stevens Park
Stourbridge
DY8 2AA

Hannah.mossom@dudley.gov.uk

David Morris
Directorate of Urban
Environment
Mary Stevens Park
Stourbridge
DY8 2AA

David.morris@dudley.gov.uk

List of Background Papers

Background documents used in the preparation of this report: -

Cradley Windmill Hill Local Centre Regeneration Plan July 2008