



Walsall Council

**Report to Blakenall &
Bloxwich LNP
6th September 2006**

Masterplan for the Regeneration of the Goscote Lane Corridor

1.0 Purpose of the Report

1.1 The purpose of this report is to set out for the Blakenall and Bloxwich LNP proposals for the regeneration of the Goscote Lane Corridor, to seek the assistance of the LNP in establishing a project reference group to engage the local community, and help steer the project.

2.0 Recommendations

The LNP is recommended to:

- (1) Note the contents of this report;
- (2) Support the establishment of a project reference group to oversee the Goscote Lane Corridor Masterplan;
- (3) Nominate up to 5 of its members to join the project reference group and to suggest up to 5 local organisations from which representatives should also be drawn.

3.0 Background

3.1 The Goscote Lane Corridor located to the east of the Local Neighbourhood Partnership area has been identified as a key regeneration project within the emerging Strategic Regeneration Framework (SRF) for the Borough approved by Cabinet on 22nd March 2006.

3.2 The Council, with its partner Walsall Housing Group, has recently appointed consultants Entec UK to prepare a comprehensive masterplan for the area. The broad aim of the masterplan is to devise a strategy for the regeneration of, and investment in this part of the Blakenall and Bloxwich Neighbourhood, including the Bloxwich and Blakenall New Deal: New Horizons area, Harden, Coalpool and the Goscote Estate, and will:-

- Focus on the delivery and implementation of change;
- Set the overall context for future housing investment in the area;
- Establish ways to create a sustainable community through improving access and improvements to the environment;
- Consider key non-housing existing land uses, including the Goscote Valley open space, and the IMI site;
- The Goscote Hospital site is to be subject of a separate masterplan commissioned by the tPCT and it will be essential to ensure coordination between the two strategies.

3.3 A project team, comprising the consultants, Council officers, and officers of whg and New Deal for Communities, has been set up to manage the delivery of the project on a day-to-day basis.

4.0 Masterplan

4.1 Previous studies undertaken in the New Deal area and Goscote Estate have identified a range of development and environmental improvement opportunities, and have delivered a number of improvements. The masterplan for the Goscote Lane Corridor widens the regeneration area and will build on this work, by providing an overall framework to guide and stimulate future investment in the area from both the public and private sectors. It is intended that the masterplan will fundamentally set out a realistic vision for the Goscote Lane Corridor concentrating on the delivery and implementation of housing led initiatives, community, open space, transportation and other physical improvements.

4.2 The masterplan will identify the needs and aspirations of the local community (e.g. residents, organisations and businesses) and how these can be incorporated in the regeneration of the area. There will be full consultation on the stages leading to the draft masterplan and the community will subsequently have the opportunity to comment on individual proposals in the form of planning applications submitted by developers, in line with the agreed masterplan.

5.0 Community Consultation

5.1 The Council is seeking to engage the local community throughout the regeneration project and wishes to set up a reference group, made up of representatives from the LNP and relevant local organisations. It is envisaged that the reference group will have up to 10 members, with 5 being members of the LNP and the remaining 5 members being drawn from local representative organisations in the study area.

5.2 The purpose of the reference group is to ensure ongoing communication with the project team. In practice this will involve:-

- receiving reports from the project team;
- commenting on emerging plans and strategies;
- advising on community consultation, and
- providing feedback to the local community.

5.3 It is intended that the reference group will meet prior to each of the next three LNP meetings, to enable progress reports to be given to the LNP. A member of the project team will be responsible for organising and servicing meetings, and draft terms of reference will be prepared by the Council.

5.4 The LNP is therefore asked to nominate up to 5 of its members to join the project reference group and to suggest up to 5 local organisations from which representatives can be drawn. The LNP is also asked to receive reports from the reference group on a regular basis.

6.0 Timescales

6.1 The project plan is currently being finalised and the following timetable is envisaged:

- | | |
|--|------------------------|
| a) Project team established | July 2006 |
| b) Initial scoping, information gathering and baseline analysis, project reference group established | August/September 2006 |
| c) Options Development and Appraisals | September/October 2006 |
| d) Community Planning Forum and Feedback | mid-October 2006 |
| e) Draft Masterplan, outline costs and options appraisal | November 2006 |
| f) Final Masterplan and Urban Design Guidelines | December 2006 |
| g) Cabinet approval | January 2007 |
| h) Project Completion | January 2007 |