

Cabinet – 21 March 2018

Investing in Our Town and District Centres

Portfolio: Councillor Lee Jeavons, Regeneration

Related portfolios: All Portfolios

Service: Regeneration and Development

Wards: All Wards

Key decision: No

Forward plan: Yes

1. Summary

- 1.1 Walsall Council's Cabinet at its meeting on 14 February 2018 approved the Corporate Peer Challenge Action Plan. The action plan was drafted to respond to the recommendations and suggestions for improvement identified and reported following the Corporate Peer Challenge Review in 2017. This review highlighted that whilst the Council has a number of strategies setting out the vision and priorities for the Borough it would be beneficial for the Council to have a single clearly defined vision for "Walsall the Place" working in partnership with strategic partners and the community.
- 1.2 The Corporate Peer Challenge Action Plan has informed the refresh of the Council's Corporate Plan (2018 - 2021) including a new Vision for the Council, refreshed purpose, priorities and a streamlined approach to performance monitoring of the plan's key outcomes. The Peer Review has highlighted that a renewed effort to focus on Walsall Town Centre and the five district centres is necessary in defining "Walsall the Place".
- 1.3 Walsall Town Centre and the five district centres of Aldridge, Bloxwich, Brownhills, Darlaston, and Willenhall ('the centres') provide an important role for the businesses and communities they serve by providing much needed services and facilities. The centres therefore play a pivotal role in achieving the Council's purpose of creating an environment that provides opportunities for all individuals and communities to fulfil their potential.
- 1.4 In 2006, to complement the work of the Walsall Regeneration Company (WRC) in Walsall Town centre and the Darlaston Strategic Development Area (later to become part of the Black Country Enterprise Zone), the Walsall Strategic Regeneration Frameworks (SRFs) were established to provide comprehensive and integrated regeneration coverage of the Borough. The SRF process has played a major role in the regeneration of Walsall Borough; being a strategic

priority for planning, investment and the comprehensive regeneration of employment, housing and district centres in Walsall over a 10-15 year period with the objective of securing and supporting sustainable mixed communities. The SRF documents developed have continued to be updated to incorporate additional development schemes and are the basis of the current pipeline of development opportunities identified for Walsall. For the current pipeline the Council is developing action plans and delivery strategies for priority projects.

- 1.5 The pipeline of development projects to deliver the Borough's strategic priorities- to provide new homes, jobs and employment floorspace- are part of the priority projects identified by the Black Country Local Enterprise Partnership (LEP) and the West Midlands Combined Authority (WMCA) as requiring funding to aid delivery. Officers in Regeneration and Development (R&D) have completed 'Initial Proposal Forms' for each priority project on the pipeline highlighting the development potential in light of current market conditions, the public sector intervention required, and the legal and financial deliverability of schemes to ensure that these projects can progress to full business case at the appropriate time. Projects included in the development pipeline are those identified as priority schemes by the SRF process and these continue to be the focus for investment.
- 1.6 This report sets out the Council's aspiration, following the Peer Challenge Review, to focus on the town and district centres to continue the progress already made in regenerating centres and surrounding areas to ensure inclusive economic growth. The report also provides details of phase 1 of the town and district centres investment proposition for which financial assistance to improve the public realm in centres has been approved by Full Council (28 February 2018).
- 1.7 The proposals will have a positive impact across all wards as all communities will benefit from the pipeline of development opportunities.

2. Recommendations

- 2.1 That Cabinet note that £7,500,000 is included in the Capital Programme for investment in our Town and District Centres.
- 2.2 That Cabinet note that; phase 1 of the public realm works in Walsall Town Centre and the District Centres is estimated at £4,000,000; with the balance of the £7,500, 000 being utilised towards £459,000 that is earmarked match funding for the National Productivity Investment Fund; and £300,000 that can be invested in the resource to develop and deliver the visions and investment propositions.
- 2.3 That Cabinet note that there is therefore £2,741,000 available for further investment in Towns and District Centres over and above delivery of all set out in Recommendation 2.2.

3. Report detail

Walsall Town and District Centres

- 3.1 Supporting Walsall's Town and District Centres to offer a distinctive and vibrant mix of retail, leisure, business, community and cultural opportunities, and new housing is one of the Council's measurable outcomes in the Corporate Plan 2018

– 2021; ensuring that benefits are felt by all communities. Furthermore, strategic centres across the Black Country are recognised as priority areas for development and delivery of strategic projects to enhance economic growth and prosperity, whilst also contributing to the attractiveness of the Black Country as a place to live, work, visit and invest.

3.2 Walsall Town Centre and the District Centres are part of a 3-level hierarchy of centres defined in the Council's land-use plans.

- a) Walsall Town Centre is identified in the Black Country Core Strategy as a strategic centre (one of 4 in the Black Country, with Brierley Hill, West Bromwich and Wolverhampton). This recognises that it is a major focus for retail (especially comparison, i.e. non-food, retail), office, leisure and cultural service activities. The town centre benefits from its own planning framework, Post-examination modifications Town Centre Area Action Plan (AAP), providing a regeneration strategy for the town centre. The AAP is due to be adopted later this year (2018) but has already been examined by the Planning Inspector and therefore has some weight in planning terms.
- b) The five district centres (Aldridge, Bloxwich, Brownhills, Darlaston and Willenhall) can be considered as town centres in their own right. In recent decades they have increasingly come to play more local roles for shopping and community services. These centres benefit from saved Unitary Development Plan (UDP) policies which look to focus investment of an appropriate scale for the catchment areas they centres serve.
- c) There are also Local Centres (35 such centres are listed in Walsall's Post-examination modifications Site Allocation Document (SAD)). These serve more localised and day-to-day roles, primarily for convenience shopping and community facilities especially for less mobile shoppers. The SAD also sets out the specific allocations for housing, employment, retail and greenspace to ensure that the Borough's growth needs can be met. The SAD is due to be adopted later this year (2018) but has already been examined by the Planning Inspector and therefore has some weight in planning terms.

The Walsall Strategic Regeneration Framework

3.3 The Walsall Strategic Regeneration Framework (SRF) (January 2006) has played a major role in the regeneration of Walsall Borough; being a strategic priority for planning, investment and the comprehensive regeneration of employment, housing and district centres in Walsall since its formation and has complimented initiatives originally led by the Walsall Regeneration Company (WRC) and subsequently the Council in Walsall Town Centre and Darlaston Strategic Development Area – the Black Country Enterprise Zone.

3.4 The 10-15 year SRF framework has been based around housing-led regeneration of the key district and local centres and their surrounding neighbourhoods with the objective of securing sustainable mixed communities. The SRF identified 10 transformational project areas, excluding Walsall Town Centre (this was addressed at the time by the WRC 'Prospectus for Growth' programme), to provide comprehensive and integrated coverage of the Borough,

including: Aldridge, Bentley, Birchills, Bloxwich, Brownhills, Darlaston, Goscote Lane Corridor, Moxley, Pleck and Willenhall.

3.5 In 2006 the first tranche of SRF spatial priorities were jointly agreed by the Council and Walsall Housing Group (whg) as Bentley, Brownhills, Goscote Lane Corridor, Moxley and Willenhall, and subsequently the second tranche priorities were agreed in 2008 as Darlaston and Birchills. Regeneration Framework Studies to identify housing proposals and wider community benefits were commissioned and prepared in consultation with local communities to guide investment and works in these areas:

- Brownhills Housing Masterplan (BDP, 2006)
- Bentley Regeneration Framework Study (Lathams and Arup, 2007)
- Goscote Lane Corridor Regeneration Framework Plan (Entec and Allen Group, 2007)
- Moving Moxley Forward: A Regeneration Framework Strategy (DTZ, JMP and OCA, 2008)
- Brownhills Environmental Strategy (LDA Design, 2008)
- Willenhall: The Plan, The Vision (LDA Design, 2009)
- Darlaston Strategic Regeneration Framework (Urbed, 2010)
- Birchills Regeneration Framework (Urbed, 2011)

3.6 Jointly pursued by the Council and whg along with other key partners and stakeholders, particularly Homes England (formerly HCA) and local communities, the SRF has aimed to enhance successful centres by achieving social, economic and environmental regeneration, through the delivery of housing (private and affordable), public realm and environmental enhancements, social and community benefits, business support and job opportunities. Achievements and progress made against the SRF projects are outlined in **Appendix A**, with an additional £429m invested in the Town Centre since 2007. Work to develop an Area Action Plan (AAP) for Willenhall was commenced in 2008 as part of the SRF; however, due to changes in market conditions (the financial downturn) and changes in planning legislation with the local plan-making approach, this work was suspended but much of the land use considerations have been considered and incorporated in the post-examination modification SAD and a number of the identified schemes form priorities within the pipeline of projects. The SRF frameworks developed continue to guide regeneration development in the Borough and are used as reference points to identify additional development schemes. The frameworks still form the basis of the pipeline of development opportunities identified for Walsall.

Walsall's pipeline of development opportunities

3.7 The pipeline of development projects to deliver the Borough's strategic priorities to provide new homes, jobs and employment floorspace are part of the priority projects identified by the SAD, Town Centre AAP, Saved Policies of the UDP, the Black Country Local Enterprise Partnership (LEP) and the West Midlands Combined Authority (WMCA). Much of the pipeline requires public sector intervention and funding to aid delivery. The Council has recently been in discussions with the WMCA with regard to the level of investment that is required in Walsall to deliver against the 'top' priority schemes within Walsall's pipeline of projects – the Council's Key Asks. Walsall's WMCA 'key asks' has a financial contribution requirement of £206m, this is over half (57%) of the financial

resource required to deliver the Council's overall pipeline of development schemes and has the potential to deliver 1500 new jobs, 83,522 sqm of new employment floorspace, 25.4ha of land remediated and 532 new homes. The WMCA continues to undertake discussions with Government over further devolution deals including specifically a West Midlands Housing Deal. A positive announcement could result in the Council having the ability to accelerate housing and infrastructure schemes along the Walsall to Wolverhampton Corridor which includes sites in the pipeline from Willenhall to the Town Centre including Darlaston, Pleck and Birchills.

- 3.8 Walsall's pipeline of development projects are clearly aligned to the priorities set out in the Black Country Strategic Economic Plan (SEP) and in turn the West Midlands Combined Authority SEP. The pipeline includes projects that are aligned to High Value Manufacturing City, Garden City and Strategic Centres; with infrastructure required to enable development, such as the improvements to Junction 10 of the M6, the re-opening of the Walsall to Wolverhampton rail line with additional stations proposed in Willenhall District Centre and at James Bridge Darlaston to service the Enterprise Zone, and improvements to Walsall Town Centre transport hubs being key strategic priorities.
- 3.9 Delivery of projects within the development pipeline is the focus of activity for Officers in the Development Team in Regeneration and Development (R&D), utilising external expertise to compliment internal skills as and when necessary to support delivery. The deliverability of the pipeline is essential in delivering the growth objectives set out in the Walsall SAD and Town Centre AAP. Furthermore, requests for external funding via detailed business cases test the deliverability of schemes against set criteria and therefore the work of Officers in the Development Team is essential to the successful delivery of projects enabling new homes, jobs and employment floorspace.
- 3.10 The pipeline of projects includes development opportunities for sites owned by the Council, other public sector bodies such as Homes England and private landowners. Officers in R&D lead on and facilitate discussions with partners to ensure that projects develop robust business cases to aid delivery, this includes developing economic, commercial, financial and management cases whilst also ensuring strategic fit and compliance with state aid requirements. Furthermore, where land assembly is essential in enabling development, R&D plays an important role in facilitating this, examples of where the Council has acquired land to support delivery can be found in the gigaport and the waterfront development.
- 3.11 In understanding the key component parts of a robust delivery plan for a site it is important to understand the return on investment for partners; officers from R&D have formed relationships with investors, financial institutions and agents to aid the Council's understanding of the private sector's appetite to develop in Walsall and consideration of risk and reward. Their feedback has reaffirmed the Council has a strong pipeline of opportunities and is undertaking activity to support private sector interest but have acknowledged the Council must do more to de-risk investment opportunities and form partnerships to aid delivery.
- 3.12 As set out in paragraph 3.9 above, external advice is procured when this is deemed necessary to support delivery, for example, Cushman and Wakefield

(C&W) has been appointed as the Council's advisors on the Black Country Enterprise Zone (BCEZ) providing multi-disciplinary consultancy support and technical services to successfully deliver the EZ sites. C & W has to date primarily been focused on aiding the delivery of the Phoenix 10 and Gasholders sites – key employment sites in the Borough with Phoenix 10 being the Black Country's priority employment site. Officers have also recently commissioned Arcadis, a design & consultancy team for natural and built assets, to consider the options available to the Council in delivering the Borough's priority housing schemes, including sites in Willenhall District Centre, Brownhills District Centre, Birchills and Walsall Town Centre. The Arcadis commission has recommended options that the Council could pursue to aid the delivery of much needed new homes in and around some of the Borough's centres. The financial commitment required to develop these projects further forms part of the WMCA key asks.

The proposed vision and investment propositions

- 3.13 Whilst the pipeline of development projects and the WMCA 'key asks' pitch all aim to support and secure investment in the Borough by articulating a clear set of priority projects with identified financial resources required to deliver strategic schemes, the Peer Challenge Review has highlighted that "...the Borough would benefit from a single, clear, fully defined narrative for 'Walsall the Place', with a refreshed long-term vision for the Borough and this needs to bring the Borough together....". The refresh of the Corporate Plan has achieved this. However, the Peer Challenge Review goes further and also identifies a need for the Council to articulate how it will *facilitate the delivery of the vision of place*. The purpose of this report is to set out how the Council will refresh its established strategies for Walsall Town Centre and the five district centres of Aldridge, Bloxwich, Brownhills, Darlaston and Willenhall to provide support for our centres and in turn all the communities they serve recognising that investment in such locations impacts on residents across the Borough; with partnership being a key focus for refreshing strategies and encouraging investment.
- 3.14 An update on progress against projects identified by the SRF process is provided in **Appendix A**, and the potential delivery of outputs from the current priority pipeline of development projects is provided in paragraph 3.7. The vision and investment propositions for each of Walsall's centres will review the further development potential of each centre. This will be within the context of the achievements made under the SRF process, the pipeline of development schemes, the emerging SAD and Town Centre AAP, and saved policies of the UDP which impact on delivery programmes for each centre to ensure that the Borough is able to deliver the quantum of space required to provide leisure, retail, commercial and housing opportunities. This review will also identify additional proposals that are needed to strengthen and invest in Walsall's centres. As well as highlighting the development opportunities in each centre the propositions will also assist the Council in developing and delivering the Council's overall 'Vision of Place', ensuring that all communities benefit from the Council's vision of ensuring that *Inequalities are reduced and all potential is maximised*. The review will also consider the role of the national One Public Estate programme and the impact this could have on the investment potential of Walsall's centres.
- 3.15 The vision and investment proposition for each centre, agreed by partners, will require a continuation of the progressive and proactive work undertaken by the

Council that has been undertaken to better understand how we can support and where necessary intervene to deliver our priorities. Examples include:

- Undertaking due diligence work such as viability studies, site investigations and site assembly including where necessary the Council's willingness to utilise compulsory purchase powers to enable delivery.
- Using our assets to support project delivery, such as the recently acquired Gasholders site in Darlaston or land interests in the Digbeth area of the town centre to support the delivery of The Quarter.
- Partnership working through different delivery structures as evident in the successful procurement of a delivery partner for the Phoenix 10 site.
- Risk sharing through joint venture partnerships.
- Securing public sector funding through the development of robust business cases to maximise grants and loans to support the delivery of pipeline projects - enabling the Council to take advantage of funding options such as the Local Growth Deal and the Land and Property Investment Fund. External grant funding has already enabled the development of new homes in Goscote and prepared the LEX site in Walsall Town Centre for future development.
- Utilising prudential borrowing to leverage other resources and financial returns to the Council and its partners.
- Engaging with the market to promote Walsall projects including at MIPM, an international property conference which showcases development activity, and more locally working in partnership with investors, developers, landowners and the West Midlands Growth Company to bring forward schemes for development.
- Enabling businesses to grow and expand by understanding their requirements and account management to provide appropriate support, facilitating discussions with other partners as and when necessary. For example, Officers have worked closely with Assa Abloy, one of the Borough's strategic companies, to assist in the expansion of their existing site in Willenhall.

3.16 Successful regeneration activity is always reliant on strong partnership working. Collaborative working between the public, private and third sectors in Walsall is evident and was highlighted as a strength in the recent Peer Challenge Review. The vision and investment proposition for each centre will build on this strong partnership to ensure stakeholder approval with the Council taking a lead role to ensure that Walsall as a place is promoted and enhanced. As reflected in the Peer Challenge Review the renewed focus on town and district centres will provide an opportunity to ensure that the proposed Locality Partnership Boards and ward members are part of the consultation process for the vision and investment propositions.

3.17 The vision and investment propositions for each centre will take time to develop and deliver and these will need to ensure that all stakeholders are in agreement with the proposals. The Council's medium -term financial plan (four year budget plan) and the refreshed Corporate Plan to 2021 should ensure that the 'Vision of Place' can develop within a defined and agreed period of time.

3.18 The identified pipeline priorities support and underpin the vision and investment proposition for each centre, and the proposed role that the Council will play to

support delivery will need to be developed in the context of the work that is currently undertaken by R&D (as set out in paragraph 3.15); this will require additional resource due to the scale of the task. It is therefore intended that external consultancy support will be procured as necessary to support Officers in R & D to review the development potential in light of current market conditions, the range of public interventions available, and the legal and financial deliverability of projects to ensure that 'fit for purpose' business cases for investment can be populated.

Phase 1 - public realm improvements in town and district centres

- 3.19 In recognition of the importance of centres and the limited recent investment in some of Walsall's District Centres, such as Willenhall, Full Council at its meeting on 28 February 2018 agreed to utilise £4m of the Capital Programme to deliver public realm improvements in Walsall Town Centre and five district centres to boost the vibrancy and vitality of centres. This first phase of works will have a particular focus on highway improvements as this is considered to be a priority across the centres. The vision and investment propositions will consider further improvements that are required to enhance the public realm and therefore the attractiveness of each of the centres as places to live, work, visit and invest.
- 3.20 The indicative work programme (see 6.2) has been drafted to account for any development work proposed or on site and in recognition of other stakeholders active in the area, such as utilities companies. The draft programme will need to be assessed closer to the proposed implementation dates in Table 1 to ensure that any other works being undertaken in the local area will not be detrimental to the work undertaken by the Council.
- 3.21 Long term future maintenance of the proposed highway works in phase 1 will be taken on by the Highway Maintenance Team at the end of the contractual 12 month defects correction period for materials and workmanship. The selection of surfacing materials and street furniture will be agreed with the Highway Maintenance Team to ensure that all materials and products are maintenance friendly and are readily available should any repairs be necessary in the future. The proposals will reduce the Council's current level of highway maintenance liability and cost, for example, the clay drainage channel blocks in the Willenhall Market area which are becoming an increased problem and risk to road users.

4. Council Corporate Plan priorities

- 4.1 The Council has recently refreshed its Corporate Plan and committed to focus on five priorities in the Corporate Plan 2018-2021, and investing in our town and district centres will directly address one of these priorities:

- Economic Growth for all people, communities and businesses. In particular it will contribute to outcomes set out within the overall priority of:

An infrastructure and business environment that supports job creation and accessibility throughout Walsall, supporting company expansion, relocation and competitiveness through sustainable job creation. The delivery of the priority pipeline is estimated to create 1500 jobs and therefore contribute towards the outcome measure in the Corporate Plan.

Our town and district centres offer a distinctive and vibrant mix of retail, leisure, business, community and cultural opportunities, and new housing. The delivery of the priority pipeline has the potential to enable the development of 83,522 sqm of new employment floorspace and 523 new homes.

- 4.2 Investing in our town and district centres will also assist with delivering against the Corporate Peer Challenge Report and responding action plan, and in particular in defining “Walsall the Place.”

5. Risk management

Stakeholder expectations

- 5.1 The vision and investment proposition for each of Walsall’s centres will be established in partnership with all key stakeholders recognised within the governance structure for delivering the Walsall Plan, including Walsall Economic Board (WEB), Walsall Housing Board and the Locality Boards. Unless carefully managed this process can raise expectations about what can and will be delivered within a given timescale. It is therefore intended that the vision and investment proposition for each centre will be agreed with partners to ensure that all involved are clear on what can be delivered within agreed timescales. The commissioning of external consultancy support will also provide additional capacity and expertise to manage expectations.

Budget and timescales

- 5.2 Whilst the funding for the vision and investment propositions for each centre is already available in the Council’s Capital Programme, the financial resource required to implement proposals that are contained within each proposition is yet to be identified as these costs are currently unknown. There is a risk that the Council will be left with agreed propositions that it does not have the ability to fully deliver. However, the Council is working with the Black Country LEP and the WMCA to identify funding sources to resource the current pipeline of schemes and this will also extend to any additional projects identified within the proposition for each centre. In addition to this, the Council may also be required to utilise its own funds including prudential borrowing.

- 5.2.1 The proposition for each centre will need to be clear in terms of the timescales for the development and then delivery of proposed initiatives in order that these are fully understood. Any external funding secured to deliver projects may include a condition on timescales and this will need to be adhered to. To mitigate against this risk it is intended that the proposition for each centre will include a clearly defined timeline which takes into account development constraints and potential funding sources to ensure that a realistic set of propositions are agreed. Inevitably, some delays may be outside the control of project managers and in such cases clear and timely updates will be needed to manage expectations and ensure that any secured funding is not jeopardised.

Ability to deliver

- 5.3 Agreed vision and investment propositions will need to outline delivery mechanisms. As individual priorities for each centre will be the outcome of this proposed work, it is somewhat difficult to set out the issues that will need to be considered in delivering against set priorities. However, based on the pipeline of

development schemes and Officers in R & D's experience of delivering projects it is likely that the Council's ability to deliver will be dependent on a number of issues being resolved. This includes, but is not limited to, planning and other statutory approvals, the securing of external funding to aid delivery, willing landowners engaging in the process where proposals are outlined for land in private ownership (this is particularly the case for a number of housing sites) or the Councils' appetite and ability to acquire sites for development, and fundamentally the market's appetite for development. Such issues and associated risks will be considered during the development stages and appropriate measures will be put in place.

6. Financial implications

Budget available

6.1 Capital budgets totalling £7.5m have been identified in the Capital Programme as follows:

Table 1

	2018/19	2019/20	2020/21	Total
	£	£	£	£
Walsall Town Centre Public Realm	1,000,000	1,000,000	1,500,000	3,500,000
District Town Centre Public Realm improvements	4,000,000	-	-	4,000,000
Total	5,000,000	1,000,000	1,500,000	7,500,000

6.2 Officers in Planning, Engineering and Transportation have prepared a cost estimate for proposed works in each centre based on their experience and expertise of the required works, noting that further work and consultation is required to finalise designs. Table 2 below provides further details of the cost estimate for each centre and an indicative programme. Officers in Engineering and Transportation will lead on phase 1 of the public realm works ensuring that the proposed works are delivered within the overall allocated budget and to timescales, consulting the Portfolio Holder for Regeneration on any adjustments that may be needed in terms of the proposals, individual centre budgets and/or timescales.

Table 2

District Centre	Cost Estimate	Engineering and Transportation Officers Fees	Total	Indicative Programme
Willenhall	£765k	£56,250	£821,250	April – July 2018
Brownhills	£300k	£22,500	£322,500	August – October 2018
Darlaston	£290k	£21,750	£311,750	October – November 2018
Bloxwich	£1.2m	£90,000	£1,290,000	November 2018 – March 2019

Aldridge	£541k	£40,575	£581,575	April 2019 – July 2019
Walsall	£622,455	£50,470	£672,925	August 2019 – December 2019
	£3,718,455	£281,545	£4,000,000	

6.3 In addition to the above costs, £459,000 has been earmarked for the National Productivity Infrastructure Fund bid to provide the necessary match funding. Together with other Council match (£918,214 match funding in total), this will lever in external funding of £5,203,210.

Vision and investment propositions

6.4 The vision and investment proposition for each centre as detailed in this report will be managed by Officers in the R&D Service and whilst funding to support the project development/ feasibility phase of the priority pipeline development is available from the Inclusive Economic Growth Programme (EGP) (approved by Cabinet at its meeting on 21 June 2017), the additional resource required to commission external consultancy support to develop each proposition will need to be paid for from the town and district centres budget. This is estimated to be £300,000. As the scope of this work is developed, finance colleagues will be consulted to ensure that capitalisation of these costs are maximised. However, there is a risk that some of these works may not meet capitalisation rules therefore a revenue cost may arise. Potential savings in the EGP may be able to fund these costs either fully or partly in the event that they are deemed to be revenue costs, although there are no other identified revenue budgets to fund these if EGP savings are insufficient.

6.5 As summarised in the table below (Table 3), after taking into account existing earmarked costs and estimated phase 1 works, there is an estimated remaining budget of £2,741,000 but this is limited to further public realm improvements.

Table 3

	£
Total budget	7,500,000
Phase 1 works (6.2)	(4,000,000)
NPIF match (6.3)	(459,000)
Vision and investment propositions (6.4)	(300,000)
Remaining budget	2,741,000

6.6 It is expected that the delivery of the vision and investment proposition for each centre will require additional resources and these will need to be identified once individual projects are known. It is likely that external funding will need to be secured to deliver the agreed priorities (in addition to the remaining budget identified above). The identification of possible external sources will form part of the external work that will be commissioned, although there is a risk that if external funding cannot be identified a further Council capital funding request may be required to complete full delivery of each centre. The delivery methodology for each centre may therefore be the subject of a future cabinet report.

7. Legal implications

- 7.1 There is no legal requirement to produce area based visions and propositions and therefore it is important to note that these will not have any legal status; they can only be used to provide information to the Council and its partners to provide an evidence base to secure future funding and investment. They cannot be used as policy when determining decisions but could contribute to the delivery of the emerging SAD and Town Centre AAP.
- 7.2 The implementation of proposed projects may require the Council to consider project specific legal issues but such requirements will not be fully understood until the projects have been identified. Therefore, any legal advice needed will be sought at the appropriate time. The Council's Legal Services will also be consulted in terms of the skills set and capacity needed to deliver proposals including the method of resolving any capacity issues. For example, R&D has already commissioned external legal advice in relation to the Enterprise Zone and the LEX site in Walsall Town Centre to provide specific support.
- 7.3 Further development of the proposed phase 1 public realm improvements will ensure that all legal issues and requirements are adhered to, for example, obtaining any necessary planning consents, licences and easements. Legal advice where necessary will be sought by Officers before proposed plans for improvements are finalised.

8. Procurement Implications

- 8.1 It is intended that the Council's current or future Highways Repair and Maintenance Contractual arrangements will be utilised to deliver the proposed phase 1 public realm works.
- 8.2 The commissioning of consultancy support for the vision and investment propositions for each centre will need to ensure compliance with the Council's procurement rules and requirements. It is envisaged that in consultation with the Procurement Team suitable OJEU compliant frameworks will be utilised to commission the necessary support.
- 8.3 As each proposition is commissioned and work is underway there may be further procurement requirements that are currently unknown. In such instances these will be reviewed on a case by case basis and appropriate advice will be taken.
- 8.4 All contracts will be evidenced by a written contract in a form approved by the Head of Legal and Democratic Services and shall be made and executed in accordance with the Council's Contract Rules.

9. Property implications

- 9.1 There are no known property implications arising from this report; however, the development and delivery of proposals may have future property implications. Such implications will be reviewed on a case by case basis and may include land acquisition and direct delivery of additional floorspace or indeed new homes.

- 9.2 The proposals for the phase 1 public realm improvements may include works to land in private ownership. In such instances, all necessary consents will need to be in place to ensure that the Council is legally able to undertake works to land not in its ownership. Should any necessary consents be outstanding, such works will not form part of the proposals.

10. Health and wellbeing implications

- 10.1 There are no direct health and wellbeing implications arising from this report. The proposed investment in our pipeline and the centres is considered to make a positive impact on general health and wellbeing by improving the quality of the environment within which our residents live.

11. Staffing implications

- 11.1 The development of phase 1 of public realm improvement proposals has had resource implications for staff in R&D and Planning, Engineering & Transportation Services. It is anticipated that further internal resources will be required to deliver the proposed improvements across all centres and that these will be met by the Capital Programme (fees) and existing resources.
- 11.2 The vision and investment propositions will be managed by Officers in R&D. The Development Team in R&D is currently in the process of recruiting four additional Officers to enhance the capacity within the team and it is intended that this additional resource once available will be utilised to assist in delivering the objectives set out in this report. Additional support in the form of external consultancy support is also required to aid delivery (see paragraph 3.18) and it is anticipated that this will be managed by Officers in the Development Team.

12. Reducing inequalities

- 12.1 The implications for reducing inequalities have been taken into account and assessed as set out below.
- 12.2 There are no immediate equality implications arising from this report. The proposed work will consider equality analysis (access for all, compliance with DDA, EA etc.), legal requirements and good practice as part of the process of finalising vision and investment propositions.
- 12.3 A vision and investment proposition for each of Walsall's centres is linked to the refreshed Council Vision, purpose and priorities. The renewal of the Council's focus on the town and district centres will ultimately assist in achieving the Council's vision of *Inequalities are reduced and all potential is maximised*, and will contribute to the development of 'Walsall the Place'. It is considered that the citizens of Walsall will welcome and benefit from improvements across all centres.

13. Consultation

13.1 The phase 1 public realm improvements have to date been limited to internal consultation. However, now that the 2018/19 Capital Programme has been agreed further consultation to finalise proposals will take place.

13.2 Vision and investment propositions for all centres will ensure that during the process all appropriate consultation takes place. The initial stages will ensure consultation with our partners recognised within the governance structure for delivering the Walsall Plan, including WEB, Walsall Housing Board and the Locality Boards. Further consultation and engagement will also take place with the local community and groups to ensure that the proposals for each centre are appropriate and meet the needs of local residents. Ultimately the proposals for each centre will provide the Council an opportunity to articulate 'Walsall the Place' to its communities and partners.

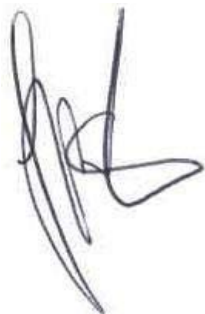
Background papers

None

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12 March 2018



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12 March 2018

Appendix A

BDP Area	Ref	Project Title and Description	Project Update	Actions
Aldridge	1a	District Centre extension: Remodel north side of district centre and High Street	<ul style="list-style-type: none"> • Potential retail / residential opportunity for land at Little Aston Road owned by Aldridge Investments Ltd, identified in UDP as an investment opportunity. 	<ul style="list-style-type: none"> • Continue to work with land owner to bring forward viable redevelopment proposals for land at Little Aston Road. • Match end-user demand to site availability.
	1b	District Centre refurbishment / remodelling: Refurbishment of shopping centre to provide a more open environment, larger shop units and improved car parking	<ul style="list-style-type: none"> • Environmental improvements to the public realm areas in Aldridge shopping centre. • Funding secured to improve the public realm, focusing on highway improvements • Office development on site of former Magistrates Court. 	<ul style="list-style-type: none"> • Continue to work with Aldridge Prime on the remaining vacant plot on former Magistrates Court site fronting Rookery Road (planning consent for residential element expired Jan 2014) • Support to implement the public realm improvements. • Continue to support LCP and potential investment projects within their ownership e.g. snooker hall / indoor market and vacant offices.
	2	New rail station: Provide a rail station on the existing heavy rail line to south of the district centre	<ul style="list-style-type: none"> • Feasibility work to commence regarding the reopening of railway line and development of a new station in partnership with TfWM and Network Rail. 	<ul style="list-style-type: none"> • Continue to engage in discussions with transport bodies and funding providers as part of the feasibility work and subsequent business case stages.
	3	Red House Estate: Environmental improvements to housing estate		<ul style="list-style-type: none"> • Longer term aspiration linked to estate management.
	4	Garage Sites: Redevelopment of garage sites to provide housing for sale, shared ownership and social housing	<ul style="list-style-type: none"> • Neighbourhood plans completed and viability review undertaken for various garage sites. 	<ul style="list-style-type: none"> • Longer term aspiration linked to estate management.
	5	Improved Neighbourhood Management: Improved local provision of services		<ul style="list-style-type: none"> • Continue improvements and maintenance of the environment, building quality and conservation area.
Additional Aldridge Projects	A	Former GKN Driveline 13acre development opportunity in high quality employment area	<ul style="list-style-type: none"> • Land owner completed works to segregate property into smaller individual units and marketed/occupied thereafter. 	Complete - No further action.
	B	Former McKechnie Brass 13acre development opportunity in high quality employment area	<ul style="list-style-type: none"> • Supporting land owner through planning and funding processes for the demolition of former industrial property and redevelopment for modern employment occupiers. • Walsall Pipeline project 	<ul style="list-style-type: none"> • Continue to support land owner in discussions with the Local Planning Authority and Black Country LEP/WMCA.
	C	Airfield Drive Development opportunity for employment uses	<ul style="list-style-type: none"> • 5,109sqm industrial unit currently under construction, led by Trebor Developments and successful LGF funding application - Airfield 55. • Accord LoCAL to occupy unit on completion. 	Under construction - No further action.
	D	Former Jack Allen 4acre development opportunity in high quality employment area	<ul style="list-style-type: none"> • Currently in use for open storage 	<ul style="list-style-type: none"> • Consider wider opportunity in conjunction with Council-owned land (potential train station site) and Saddlers Court.
	E	Land at Floyds Lane Residential development opportunity	<ul style="list-style-type: none"> • Accord housing scheme, 63 units 	Under construction/Complete - No further action.
	F	Former Rushall Mews Residential development opportunity	<ul style="list-style-type: none"> • 26 units by Cameron Homes. 	In progress - No further action.
	G	Former Garage Site, Harrison Road Residential development opportunity	<ul style="list-style-type: none"> • 6 units by whg 	Complete - No further action.

	H	Former Garage Site, Radford Drive Residential development opportunity	<ul style="list-style-type: none"> • 5 units by whg 	Complete - No further action.
	I	Former Northgate Rehabilitation Centre Residential development opportunity	<ul style="list-style-type: none"> • Housing 21, 53 apartment extra care scheme, Alrewych Court 	Complete - No further action.
Bloxwich	1a	Bloxwich District Centre: Environmental Enhancements /Traffic Management Strategy	<ul style="list-style-type: none"> • A34 North Red Route and Bloxwich Bus Showcase completed. • Funding secured to improve the public realm, focusing on highway improvements 	<ul style="list-style-type: none"> • Continue improvements and maintenance of the environment, highways, building quality and conservation area. • Support to implement the public realm improvements.
	1b	ASDA: Enlarged and improved Asda store on the southern gateway	<ul style="list-style-type: none"> • ASDA have commenced pre-application discussions with the Local Planning Authority for a new petrol station. 	<ul style="list-style-type: none"> • Local Planning Authority to continue pre-application discussions.
	1c	Ball / Leadbeater: Refurbishment or redevelopment of residential uses. A comprehensive development, taking into account future of nearby industrial and hospital areas	<ul style="list-style-type: none"> • Redevelopment of 31 new homes by whg / Kier completed Spring 2015 	Complete - No further action.
	2a	Goscote: Clearance, partial clearance or refurbishment of existing housing. A comprehensive development, taking into account future of nearby industrial and hospital areas	<ul style="list-style-type: none"> • Clearance of properties completed in 2008. • Black Country LGF funding secured- £8.8m to support residential delivery (including at Shakespeare Crescent) and open space improvements works (latter completed May 2017). 	<ul style="list-style-type: none"> • Waters Keep Phase 2 commenced on-site Winter 2017 and due to complete by 2022 - monitoring of on-site delivery of 426 units
	2b	Goscote Hospital: Residential led redevelopment if hospital use becomes redundant, utilising existing buildings	<ul style="list-style-type: none"> • Development of Palliative Care Centre (TPCT) and The Watermill (Housing 21) complete and opened in 2010. • Refurbishment/upgrade of former nurses accommodation complete and occupied by Walsall NHS offices in 2011. • Adult training centre and establishment of Goscote Greenarces. 	<ul style="list-style-type: none"> • Local Planning Authority to continue pre-application discussions regarding future use of the Walsall NHS office accommodation following a review of their asset/office requirements.
	3	Shakespeare Crescent: Clearance of existing housing and comprehensive redevelopment	<ul style="list-style-type: none"> • Development of 412 units commenced on-site Nov 2014 by whg/Keepmoat with funding from Homes England (formerly HCA) and Black Country LGF. 	Near completion - No further action.
	4	Blakenall Heath / Valley Road: Infill development on Heath House site	<ul style="list-style-type: none"> • Redevelopment for 6 bungalows completed. 	Complete - No further action.
	5	Blakenall local centre: Development of the Neighbourhood Office Site for local centre uses	<ul style="list-style-type: none"> • Local Centres Study Aug 2015 completed to evidence changes to Local Centre boundaries and identify development opportunities as part of the Site Allocation Document. • Site owned by WMBC and was previously due to be disposed of for redevelopment. The site has been retained as car parking for the local centre in the short term. 	<ul style="list-style-type: none"> • WMBC to consider disposal and redevelopment of site for local centre uses/residential/car parking. • Support development opportunities identified in the Local Centre Study.

6	Wiggin House: Housing infill development	<ul style="list-style-type: none"> Wiggin House demolished in 2007. Site temporarily used as site compound for whg works in the area until 2014. Site developed by HB Villages Developments Ltd for 16 supported care units -Fountain Court. 	Complete - No further action.
7	Fisher Road: Redevelopment / remodelling options for poor quality low rise flats	<ul style="list-style-type: none"> Former maisonettes demolished in 2008. Site redeveloped for 38 new homes in 2013. 	Complete - No further action.
8	South Mossley (Cresswell Crescent) local centre: Remodelled local centre and environmental improvements	<ul style="list-style-type: none"> Development of Mattersley Court retirement apartments complete in 2009/10. Planning consent for demolition of the former Leathern Bottle and redevelopment for residential, retail and PH approved in June 2012 (no. 11/1594/FL) not implemented. Local Centres Study Aug 2015 completed to evidence changes to Local Centre boundaries and identify development opportunities as part of the Site Allocation Document. 	<ul style="list-style-type: none"> Support development opportunities identified in the Local Centre Study.
9	Dudley Fields: Estate remodelling and environmental improvements		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.
10	Leamore industrial / business area: Upgrading of low quality industrial uses/out moded manufacturing accommodation, new business space and introduction of housing to waterside areas and close to Bloxwich Station	<ul style="list-style-type: none"> Continue to support business relocation, refurbishment and extensions through WMBC / LPA enquiries. Preparation/adoption of the Site Allocation Document and associated evidence to support retention and improvement of the employment area, including Employment Land Review. 	<ul style="list-style-type: none"> Support delivery of Walsall pipeline employment sites, including former Deeley's Castings, Newfield Close, Fryers Road and Focus 10 (Willenhall Lane).
11	Beechdale local centre: Comprehensive local centre masterplan and development	<ul style="list-style-type: none"> Local Centres Study Aug 2015 completed to evidence changes to Local Centre boundaries and identify development opportunities as part of the Site Allocation Document. 	<ul style="list-style-type: none"> Support development opportunities identified in the Local Centre Study.
12	Chepstow Road: Housing and public realm remodelling or redevelopment		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.
13	Green Lane, Leamore: Housing redevelopment of cleared housing and adjacent car parking	<ul style="list-style-type: none"> Relocation of residents car park to the site of the former housing as part of the A34 improvements completed. 	Complete - No further action.
14	Dolphin Close / Slacky Lane: Comprehensive development / redevelopment for housing	<ul style="list-style-type: none"> Amended planning application for 18 unit housing development on the former Dolphin Pub site approved 2015. WMBC to consider future disposal/development of the Dolphin Close site. 	<ul style="list-style-type: none"> Redevelopment of former Dolphin PH site completed. WMBC to consider future of Dolphin Close asset.

	15	Former Cooper Refinery site, Goscote Lane: Remediation and comprehensive redevelopment	<ul style="list-style-type: none"> • Planning consent secured for remediation works. • Outline planning consent for up to 268 units under assessment by the Local Planning Authority. • Funding business case under assessment by the Black Country LEP. 	<ul style="list-style-type: none"> • Continue to support planning and funding applications. • Monitor and support on site delivery.
	16	Park Road North: Mixed residential and commercial use	<ul style="list-style-type: none"> • Former industrial workshops demolished and redevelopment of Virola Court residential development. • On-going maintenance of memorial park. 	• Private sector/market to deliver any further improvements, otherwise no further action
	17	Park Road South: Possible redevelopment for mixed use	<ul style="list-style-type: none"> • Improvements undertaken to Bloxwich park / gardens including fountain restoration. • Fmr Bull Head PH redeveloped by Bromford Developments Ltd providing 14 supported living units. 	• Private sector/market to deliver any further improvements, otherwise no further action
	18	Bloxwich Railway Station: Relocation of Bloxwich railway station	• Electrification of the Chase Line with improved services through Bloxwich station, closure of the level-crossing and new pedestrian footbridge bridge in progress.	• Monitor implementation of works and provide assistance where required e.g. business support, community engagement and working with the new franchise- West Midlands Trains.
	19	Hawbush Road: Housing development of cleared site and schools site	<ul style="list-style-type: none"> • Hawbush Centre in use by the Forest Arts Centre. • Development of Suffolk and Norfolk Place for residential development, 250 units by Mar City / Taylor Wimpey (no. 11/1364/FL) 	Complete - No further action.
	20	Envelope Factory: Redevelopment of former envelope factory on Bloxwich Road for residential use	• Former Eagle envelopes factory redeveloped for residential uses, 93 units (no. 06/2220/FL/E11)	Complete - No further action.
	21	Hollemeadow Avenue: Redevelopment of office site for employment and/or residential use	• Office building now in use as the Work Place (formerly Skills Centre).	Complete - No further action.
Additional Bloxwich Projects	A	Fmr Bulls Head PH Residential development opportunity	• Saxon Court, 14 supported living units by Bromford Developments Ltd	Complete - No further action.
	B	Fmr Substation, Lichfield Rd Residential development opportunity	• Care UK, 28 bed extra care facility.	Complete - No further action.
	C	Well Place and Barracks Lane Residential development opportunity	• 105 units completed by whg.	Complete - No further action.
	D	Former Beechdale School Residential development opportunity	• Innovation Way- Accord Group scheme, 120 units designed and manufactured by LoCal Homes	Complete - No further action.
	E	Fmr Bloxwich Engineering Residential development opportunity	• Development off Bell Lane, 108 units	Complete - No further action.
	F	Sandstone Road Residential development opportunity	• Council land disposal. Par Court development by Bellway, 14 units	Complete - No further action.
	G	Stoney Lane Residential development opportunity	• 18 units by Towncourt Ltd.	Part complete - No further action.
	H	Sneyd Lane Residential development opportunity	• Fairview Court and Furlong House - Accord elderly persons and extra care schemes, 56 units and 51 units respectively.	Complete - No further action.
	I	Former Swan and Cues PH Residential development opportunity	• 54-bed care home by Ideal Care Homes Ltd.	Complete - No further action.

	J	Carl Street Residential development opportunity	<ul style="list-style-type: none"> Keelson Pointe - whg development for 65 unit wellbeing scheme. 	Complete - No further action.
	K	Goscote Site J Residential development opportunity	<ul style="list-style-type: none"> 29 units by whg 	Complete - No further action.
	L	Former Mossley Resource Centre Residential development opportunity	<ul style="list-style-type: none"> Housing 21, 59 apartment extra care scheme, Mattesley Court 	Complete - No further action.
Brownhills	1a	Brownhills Centre redevelopment: Comprehensive remodelling of Brownhills Centre, including redevelopment of shopping centre and food store	<ul style="list-style-type: none"> Completion of whg High Street and Taylor Wimpey Silver Waters residential schemes. whg residential developments at Short Street (19 units), Wessex Close (27 units) , Silver Court Gardens (157 units) and former Brownhills market site (32 units) either complete or under construction. Landowners reviewing delivery options and viability for vacant/underutilised assets at Pier St/High St/Silver St, including land acquired from Tesco. Planning application for demolition of Ravens Court and redevelopment for retail/gym uses currently under assessment by the Local Planning Authority. Funding secured to improve the public realm, focusing on highway improvements 	<ul style="list-style-type: none"> Continue support through the LPA and land owner the redevelopment of Ravens Court precinct. Continue to support LPA and land owner of the former Warreners Arms to bring forward site for residential development. Continue improvements and maintenance of the environment, highways, building quality and conservation area Support to implement the public realm improvements.
	1b	Brownhills traffic improvements: Remodelling of High St to provide enhanced pedestrian & public transport facilities.	<ul style="list-style-type: none"> Traffic improvements were previously to be provided through the Tesco redevelopment scheme which will now not be implemented. 	<ul style="list-style-type: none"> Consider opportunities for future Highways maintenance works as part of the town and district centres programme.
	1c	New transport interchange: Reopening of rail link & station or rapid bus route, new bus interchange	<ul style="list-style-type: none"> WMBC continue to lobby / support the re-instatement of the railway line through Brownhills - initially for freight and passenger services. 	<ul style="list-style-type: none"> Longer term project to be progressed with TfWM/Network Rail/Rail Franchise.
	2	Silver Court: Housing Remodelling and Redevelopment	<ul style="list-style-type: none"> External recladding and internal improvements completed to Humphries and Severn House. Silver Court Gardens and former Market site redevelopment under construction by whg/Kier and Taylor Wimpey respectively. 	Under construction - No further action.
	3	Brownhills business park (land at Maybrook Road): Redevelopment of low quality industrial space, provision of high quality business space. Consideration of waterside housing development	<ul style="list-style-type: none"> Part of vacant land at Maybrook Road redeveloped by Heathyards as an extension to their existing business. Continue to support business relocation, refurbishment and extensions through WMBC / LPA enquiries. Preparation of the Site Allocation Document and associated evidence to support retention and improvement of the employment area, including Employment Land Review. 	<ul style="list-style-type: none"> Continue to support SAD preparation/adoption and priority pipeline sites
	4	Bridgewater Close: Remodelling / environmental improvements to improve non traditional housing estate		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.

Additional Brownhills Projects	4	Land at High Street/Lindon Drive Residential development opportunity	<ul style="list-style-type: none"> Housing 21, 60 apartment extra care scheme, Knaves Court Land at Lindon Drive, 46 units by whg. 	Complete - No further action.
Central Walsall	1	Old Pleck Road: Comprehensive redevelopment of area of tower blocks	<ul style="list-style-type: none"> Demolition of 6 tower blocks and redevelopment of 184 new residential units. 	Complete - No further action.
	2	Booth / O'Hare redevelopment: Clearance of residential blocks and redevelopment for office/ employment or residential use	<ul style="list-style-type: none"> Booth and O'Hare tower blocks demolished. Teddesley Street development - 33 units - under construction by whg/Lovell. 	Under construction - No further action.
	3	Caldmore local centre improvements: Environmental enhancements and traffic management	<ul style="list-style-type: none"> Local Centres Study Aug 2015 completed to evidence changes to Local Centre boundaries and identify development opportunities as part of the Site Allocation Document. 	<ul style="list-style-type: none"> Support development opportunities identified in the Local Centre Study.
	4	Flaxhall Street / Scarborough Road: Relationship to redeveloped hospital to be explored		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.
	5	Primley Avenue: Housing Area Enhancement		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.
	6	Woodwards Road: Canalside residential development	<ul style="list-style-type: none"> Planning application undetermined for redevelopment of vacant coach garage site for 12 new affordable homes. 	<ul style="list-style-type: none"> Support to LPA and monitor planning outcome and on-site delivery.
	7	Beddows Road: Comprehensive masterplan to coordinate development across several infill sites and clearance areas	<ul style="list-style-type: none"> 96 new homes delivered by whg/Lovells. 	Complete - No further action.
	8	Coalpool Lane: Comprehensive redevelopment for housing		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.
	9	Wolverhampton Road: Redevelopment of 'star' blocks (Manor Road Precinct)		<ul style="list-style-type: none"> Longer term aspiration linked to estate management.
Additional Walsall Central Projects	A	Gigaport Office corridor development along Littleton Street /Blue Lane corridor, with opportunity to create up to 3,200 jobs	<ul style="list-style-type: none"> Walsall Gigaport outline masterplan £65m Walsall College development completed in 2009 £55m Tesco development including retail, office/leisure and parking completed in 2010 £7m whg Head Offices at 100 Hatherton Street £11m Walsall College Business & Sports Hub £3.2m Jhoots pharmacy head offices 	<ul style="list-style-type: none"> Monitor delivery of £9m Wisemore Central scheme, including Travelodge, McDonalds and retail units. Support delivery of pipeline sites within the Gigaport area, including Challenge Block, Hatherton Street Phase 2, former Green Lane police station and former Jabez Cliff.
	B	Waterfront Transformation of 17 acres of land to create a mixed-use waterfront quarter	<ul style="list-style-type: none"> £10m Premier Inn hotel and Brewers Fayre restaurant development £40m Waterfront South development by Jessup - 322 residential units £14m Waterfront North leisure development including cinema and multiple restaurants. £5m whg wellbeing apartments - 44 units 	<ul style="list-style-type: none"> Support delivery of pipeline sites within the Waterfront area, including Waterfront Lex, former William House/Stafford Works and Station Street. Monitor and support delivery of the permanent Market relocation, Old Square Phase 2 and former Shannon's Mill sites.

C	St Matthew's Quarter An improved retail offer along with leisure and other town centre uses	<ul style="list-style-type: none"> • £25m Town Centre Asda store and multi-storey car park completed in 2007 • Goldmine - 2000sqm community/training facility with £2.5m investment completed in 2012. • £7m Old square Phase 1 redevelopment, including Primark and Co-op stores. • £14m The Quarter retail development, including B&M, Poundland and the Entertainer. 	<ul style="list-style-type: none"> • Monitor and support delivery of the permanent Market relocation, Old Square Phase 2 and former Shannon's Mill sites.
D	Reedswood Way 10acre development opportunity for employment uses	<ul style="list-style-type: none"> • Outline planning application under assessment for 18,500sqm employment floorspace 	<ul style="list-style-type: none"> • Monitor planning application and on-site delivery thereafter, including support to developer/end users where required.
E	Former Norfolk Place Residential development opportunity of former Council depot	<ul style="list-style-type: none"> • Development of 251 residential units by Mar City/Taylor Wimpey. 	Complete - No further action.
F	Caparo / Reedswood Residential development opportunity of former Caparo site and Reedswood Golf Course	<ul style="list-style-type: none"> • Previous planning application for former Caparo site not progressed due to changes in the housing market (circa 2007). 	<ul style="list-style-type: none"> • Continue to support private land owner, including pre-application advice and funding application if required. • Council to review delivery approach for comprehensive site.
G	Hollyhedge Lane Two land parcels (adj Wolverhampton Rd and Walsall Canal) both potential housing or employment sites	<ul style="list-style-type: none"> • Outline planning consent secured for up to 80 units on former Harvestime Bakery site. Site currently marketed for sale by land owner. 	<ul style="list-style-type: none"> • Monitor outcome of Harvestime Bakery marketing and delivery thereafter, including funding support if required. • Approach to comprehensive development for the area to be considered, noting multiple land ownerships.
H	Hills Scrapyard 6acre employment opportunity gateway site adjacent Jct 10 Wolverhampton Road	<ul style="list-style-type: none"> • Scrapyard identified as a redevelopment opportunity for employment purposes in line with emerging SAD allocation (retained local quality employment)- key gateway location at Jct10. 	<ul style="list-style-type: none"> • Support developer/end-user interest where required.
I	Fmr Kendrick Distribution Ltd, Tasker Street Residential development opportunity	<ul style="list-style-type: none"> • Lioncourt Homes, 51 unit residential scheme 	Complete - No further action.
J	Fmr BRS Distribution Site Residential development opportunity	<ul style="list-style-type: none"> • 62 units by Kendrick Homes Ltd 	Complete - No further action.
K	Fmr Co-op Dairy, Midland Road Residential development opportunity	<ul style="list-style-type: none"> • 36 units, Sanctuary Housing Association 	Complete - No further action.
L	Hospital Street Residential development opportunity	<ul style="list-style-type: none"> • 205 units developed by Barratt / Bloor Homes 	Complete - No further action.
M	Fmr Delves House Resource Centre Residential development opportunity	<ul style="list-style-type: none"> • Housing 21, 53 apartment extra care scheme, Deighton Court 	Complete - No further action.
N	Land at Proffitt Street Residential development opportunity	<ul style="list-style-type: none"> • 4 units by whg 	Complete - No further action.
O	St Matthew's Quarter Residential opportunity as part of retail-led development	<ul style="list-style-type: none"> • 41 apartments by Accord. 	Complete - No further action.
P	Public Realm Improvements (Town centre)	<ul style="list-style-type: none"> • Funding secured to improve the public realm, focusing on highway improvements 	<ul style="list-style-type: none"> • Support to implement the public realm improvements.
		<ul style="list-style-type: none"> • Funding secured to improve the public realm, focusing on highway improvements 	

Darlaston	1a	Darlaston centre remodelling: Consolidation of district centre, remodelling of King St to introduce new activity and larger shop units, relocation of key services and agencies into the centre, introduction of new residential uses.	<ul style="list-style-type: none"> • Residential development of 22 units completed at land at School St / Alma St by Caldmore HA. • Refurbishment/investment in Darlaston Town Hall. • Heritage Economic Regeneration Scheme (HERS) and Partnership Schemes in Conservation Areas (PSCA) undertaken in Darlaston conservation area. • Improvements at King Street. • Residential development by whg at St Lawrence Way - 23 units. • 170 unit 'Oak Hill Mews' development by Barratt Homes on the former Servis site. • Funding secured to improve the public realm, focusing on highway improvements 	<ul style="list-style-type: none"> • Continue improvements and maintenance of the environment, highways, building quality and conservation area • Support to implement the public realm improvements.
	1b	Darlaston rail line and station: New station	<ul style="list-style-type: none"> • Darlaston rail station to be progressed as part of the Wolverhampton - Walsall rail line scheme. 	<ul style="list-style-type: none"> • Continue work with TfWM/Network Rail to progress station feasibility and design work.
	2	Harrowby Road: Redevelopment of housing and open space to provide new residential uses linked to adjoining Metro station	<ul style="list-style-type: none"> • Demolition of former housing stock and redevelopment for 231 residential units nearing completion. 	<ul style="list-style-type: none"> • Complete - no further action.
	3	Curtin Drive: Redevelopment of flats (part fire damaged) to provide housing and better relate to adjoining open space	<ul style="list-style-type: none"> • Demolition of former housing stock and redevelopment for 20 residential units 	<ul style="list-style-type: none"> • Complete - no further action.
	4	Moxley Tip: Employment development to landfill site	<ul style="list-style-type: none"> • Land owner reviewing scheme proposals and viability for employment development to inform pre-application and funding application 	<ul style="list-style-type: none"> • Continue to support land owner in relation to planning and funding business case.
	5	APUK (Heathfield Lane West): Development of former factory site for residential use	<ul style="list-style-type: none"> • Planning application for 207 units under assessment. 	<ul style="list-style-type: none"> • Continue to monitor planning outcome and on-site delivery thereafter.
	6	Hughes Road: Development of former urban farm & vacant site	<ul style="list-style-type: none"> • Preparation of the Site Allocation Document and associated evidence to support land use allocation for employment use. 	<ul style="list-style-type: none"> • Continue to engage in discussions with Wolverhampton CC as the LPA for the adjoining site and land owner regarding site viability.
	7	Moxley Infants School: Development of Infants School for residential use	<ul style="list-style-type: none"> • Site acquired and developed out by ASD Transport, a haulage firm. 	<ul style="list-style-type: none"> • Complete - no further action.
	8	Kings Hill JMI: Development of former School for residential use	<ul style="list-style-type: none"> • Planning consent awarded in December 2012 for two-storey 80-bed specialist care home (including demolition of 1 Joynton Street). Consent now lapsed. 	<ul style="list-style-type: none"> • Establish relationship with land owner to discuss delivery plan.

	9	Bentley local centre regeneration: Local centre improvements / redevelopment, new housing & public realm enhancements	<ul style="list-style-type: none"> • Landscape and highway improvements to the local centre totalling £600,000 completed in 2009. • Completion of whg residential developments - Old Hall PH site, Western Avenue, former clinic site and rear of Cunningham Road - total 125 units. • WMBC disposals of sites for residential development - Berkley Close, Kent Road, Wilkes Avenue and King Charles Avenue. • Local Centres Study Aug 2015 completed to evidence changes to Local Centre boundaries and identify development opportunities as part of the Site Allocation Document. 	<ul style="list-style-type: none"> • Development of former WMBC sites by private owners - Kent Road and King Charles Avenue. • Support development opportunities identified in the Local Centre Study.
	10	Darlaston Green: Local centre improvements / redevelopment, new housing & public realm enhancements	<ul style="list-style-type: none"> • No longer a designated local centre within Planning Policy following development of the Black Country Core Strategy 	No further action.
Additional Darlaston Projects	A	Black Country Enterprise Zone 40ha of land across 11 sites in Darlaston providing development opportunities for employment uses	<ul style="list-style-type: none"> • Darlaston Local Development Order provided simplified planning regime between March 2012-April 2018. • £26m Darlaston Access project completed. • Preferred developer partner, Henry Boot Development Ltd, selected by the Council and Homes England following procurement exercise. • Strategic land acquisition decisions taken by the Council. • Delivery of Garringtons site- in use by Nationwide Platforms (expansion) and Sutton Tankers. • Planning consent for Yodel vehicle storage expansion at Central Point. • Site Investigations completed for 4 EZ sites through Growing Places Fund. 	<ul style="list-style-type: none"> • Continue to progress delivery of M6 Jct 10 cluster sites - Phoenix 10, Gasholders, Parallel 9/10, Box Pool and Tempus 10 - including planning, master planning and remediation. • Support/links with proposed Darlaston rail station.
	B	M6 Junction 10 Improvements Improving capacity and reducing vehicle delays	<ul style="list-style-type: none"> • £65m improvement project with funding secured. • Planning application currently under assessment. 	<ul style="list-style-type: none"> • Continue on-going works with Highways England, including ,planning determination, land acquisitions and implementation of on-site works until2020/21.
	C	Bull Lane Redevelopment of former industrial site for employment uses	<ul style="list-style-type: none"> • Site redevelopment 19,150sqm employment floorspace- occupied by Tool Trade and DFS distribution. 	<ul style="list-style-type: none"> • Complete - no further action.
	D	Former Servis Site Redevelopment of former Servis and Allucast sites for residential purposes	<ul style="list-style-type: none"> • Outline planning consent for 224 units due to expire in February 2015 	<ul style="list-style-type: none"> • Continue to support land owner to bring forward a revised planning application for a viable housing scheme following site investigation works
	E	Favourite House, Bilston Street Residential development opportunity	<ul style="list-style-type: none"> • 18 apartments by Accord. 	<ul style="list-style-type: none"> • Under construction - no further action.
	F	Park Lane Residential development opportunity	<ul style="list-style-type: none"> • 42 units by Westleigh Partnerships/whg 	<ul style="list-style-type: none"> • Complete - no further action.
	G	Former Bentley Care Home, Wilkes Avenue Residential development scheme	<ul style="list-style-type: none"> • 37 units by Westleigh Partnerships/whg 	<ul style="list-style-type: none"> • Complete - no further action.
	H	Former TRW Ltd Residential development opportunity	<ul style="list-style-type: none"> • 144 units by Mar City (Accord) and 118 units by Bloor Homes (Sanctuary HA) 	<ul style="list-style-type: none"> • Complete - no further action.

Willenhall	1a	Willenhall centre environmental improvements: Centre enhancement to improve quality of public realm and gateways to the centre	<ul style="list-style-type: none"> • £1.75m Willenhall Townscape Heritage Initiative to regenerate buildings within the Conservation Area. • £70,000 war memorial enhancements. • Willenhall Community Arts project (relating to Morrisons development). • Willenhall heritage trail. • Funding secured to improve the public realm, focusing on highway improvements 	<ul style="list-style-type: none"> • Continue improvements and maintenance of the environment, highways, building quality and conservation area. • Support to implement the public realm improvements.
	1b	Willenhall centre remodelling: Introduction of new and improved retail & leisure 'anchors' within the town centre	<ul style="list-style-type: none"> • Development of £30m Morrisons store and petrol station. • Lidl development. • Poundland relocation to the former Sommerfield site. 	Complete - no further action.
	2	Willenhall urban village (Lower Lichfield St): Mixed use redevelopment of area to east of the town centre, extending to and including Gough Street	<ul style="list-style-type: none"> • Alternative proposals considered through the draft Willenhall AAP and emerging SAD, therefore Urban Village not taken forward. • Development of £30m Morrisons store and petrol station • Wood Street cemetery environmental improvements. 	<ul style="list-style-type: none"> • Progress development and investment opportunity sites identified within the emerging SAD, including Willenhall Garden City.
	3	Fairview / Grange: Refurbishment or redevelopment of tower block site for residential use	<ul style="list-style-type: none"> • Demolition of tower block and redevelopment for 36 units known as Lock Keepers Court. 	Complete - no further action.
	4	Bannington and Pearson: Redevelopment of cleared site for residential use	<ul style="list-style-type: none"> • Demolition of tower blocks and redevelopment for 36 residential units. 	Complete - no further action.
	5	Pinson Road: Review of structural problems of existing housing	<ul style="list-style-type: none"> • Demolition of 71-72 Pinson Road by whg. 	Complete - no further action.
	6	Little London School: Redevelopment of school site for housing	<ul style="list-style-type: none"> • Site acquired by Wedge Group for HQ office and residential development. 	<ul style="list-style-type: none"> • Monitor delivery on-site.
	7	Lakeside School: Redevelopment of school site (and possibly adjoining scrap yard site) for housing	<ul style="list-style-type: none"> • Lioncourt Homes Ltd development of adjoining former scrapyard site for 39 units. • Former school buildings demolished and site declared surplus to Council requirements. 	<ul style="list-style-type: none"> • WMBC asset disposal of former school to be progressed.
	8	Clothier Street School: Redevelopment of school site for housing	<ul style="list-style-type: none"> • Council disposal • Residential development by Galiford Try/ whg, 48 units. 	Complete - no further action.
	9	Henry Squires site, Lichfield Street: Redevelopment of former employment site for housing	<ul style="list-style-type: none"> • Site development for 137 residential units (no. 04/2385/FL) 	Complete - no further action.
	10	Moat Street / Gomer Street / Cemetery Road: Redevelopment of former employment site for housing	<ul style="list-style-type: none"> • Residential development on the former Josiah Parkes factory at Wood Street (47 units) by Accord (no. 12/0956/FL) 	Complete - no further action.
	11	Land at Stroud Avenue: Redevelopment of former Children's Home for housing	<ul style="list-style-type: none"> • Former home demolished and redeveloped for 33 units known as Spindle Tree Rise (no. 05/0315) 	Complete - no further action.
12	Land at Granville Street: Redevelopment of former school site for housing	<ul style="list-style-type: none"> • Redevelopment for 24 units completed, known as Victoria Mews (no. 05/0084/FL) 	Complete - no further action.	

Additional Willenhall Projects	A	Willenhall Sewage Works 16acre site surplus to STW requirements potential employment or housing site	<ul style="list-style-type: none"> • Land owner secured LGF funding for site investigations and other surveys, such as ecology, flood risk, topographical, acoustic and highways and bridge assessment. • Proposed direct access from the Black Country Route Access included within the LGF Access to Growth programme. • Allocation in the emerging SAD for employment uses. 	• Continue engagement with land owner in relation to on-going survey and design works.
	B	Willenhall Rail Station New station	• Willenhall rail station to be progressed as part of the Wolverhampton - Walsall rail line scheme.	• Continue work with TfWM/Network Rail to progress station feasibility and design work.
	C	Former Short Heath House Residential development opportunity	• Housing 21, 60 apartment extra care scheme, Winehala Court	Complete - no further action.
	D	Pennine Way Residential development opportunity	• 32 units by whg	Complete - no further action.
	E	Clothier Gardens Residential development opportunity	• 19 units by whg	Complete - no further action.
	F	Spring Lane Residential development opportunity of 'consider for release' local quality employment land	• Delivery of 112 units by Taylor Wimpey, marketed as Spring Walk.	Complete - no further action.
	G	Assa Abloy Expansion of current facilities in Willenhall (UK headquarters)	• Planning permissions secured for additional car parking and new innovation centre	Continue to support company with expansion plans