

WHITEHAVEN REGENERATION PROGRAMME

Director/Head of Department: Michael Tichford, Head of Regeneration
Report Author: Michael Tichford, Head of Regeneration

Recommendation: That the report is noted.

1. BACKGROUND

1.1 The Whitehaven Regeneration Programme (WRP) comprises four strands of activity. They are:

- Whitehaven Town Centre
- Pow Beck
- South Whitehaven – Housing and Community
- Coastal Fringe

1.2 Each theme is managed by a task group whose chairs sit on the WRP Steering Group. The Steering Group is chaired by Cllr Tim Knowles.

2. UPDATE

The following are the latest updates from the Task Groups to the Steering Group for the programme.

2.1 Whitehaven Town Centre Update – August 2007

1.0 General

- 1.1 The task group has met once since the last Steering Group.
- 1.2 G. McWilliam has now left the group. The intention is that Cllr Tim Knowles will chair future meetings on an interim basis.
- 1.3 The Task Group has agreed a series of Priority Projects based on the Implementation Plan. These will be reported upon for all Steering Group meetings.

- 1.4 The town centre task group expressed severe concern regarding the lack of recognition the group receives from senior officers in Copeland BC. This is evident from the lack of coordination on the negotiations with Tesco. ***Authors note: this is refuted by the Council and may rather be down to poor communication between the partners as to progress in the Tesco negotiation.***
- 2.0 Town Centre Priority Projects**
- 2.1 Bransty Square**
This area includes the railway station, Tesco and the disused bus and coach garages.
As noted above the group considers that the lack of coordination regarding Tesco has resulted in Tesco progressing a scheme which is detrimental to the Regeneration of Whitehaven.
- 2.2 Hotel Development**
It was noted that the NWDA recognise the need for a quality hotel in Whitehaven as part of a Cumbria wide strategy and will support the bid for gap funding from the NWDA.
The group's preferred location is the Old Baths and Mark House site and discussions are ongoing with the owners to progress this development. Vetting of the hotel developers is on-going with the NWDA.
The land deal for Pears house/ Duke Street is going ahead and will be completed mid-September, the design for the site will be linked to the design of the hotel development.
- 2.3 Quay Street Car Parks Development**
In order to progress with this scheme the effect of removing the surface car parking will need to be considered. Funding has been secured to commission a Car Parking Strategy for Whitehaven which will examine this option.
- 2.4 Albion Square Development**
The group is examining how this key approach can be developed.
- 2.5 Priority Public Realm**
INSITE has been commissioned to produce these concept designs for street furniture/ visitor signage.
Entec has been commissioned to produce concept options for Mount Pleasant.
The intention is to be ready to submit full capital funding applications in autumn this year with work commencing on site next financial year.
- 3.0 Other Projects**
- 3.1 Developer Marketing**

A generic CD and folder are currently being considered for production which can be tailored to specific marketing of the development opportunities.

3.2 BID Development

Copeland Borough Council/Whitehaven Chamber of Trade and Business Against Crime Whitehaven have set up an initial meeting to discuss a BID for Whitehaven.

2.2 Pow Beck Update - August 2007

1. General

The Task Group has held 2 meetings since the last Steering Group meeting.

2. Pow Beck Valley Development Plan

2.1 Updated Development Plan

It was agreed that the Development Plan will be updated to take account of the additional information now available. It is intended the draft update will be completed by the end of August 2007.

2.2 PBV Supplementary Planning Document

The SPD is now out for public consultation. The submission deadline is 16th August 2007. Following consultation it is intended that the updated document will be submitted for adoption at the 25th September 2007 Full Council meeting.

2.3 PBV Spine Road

Members of CCC Local Committee are carrying out intense lobbying to ensure that the Scheme goes onto the LTP priority programme. This would allow design in 2008/09 and delivery in the following financial years (subject to funding approval). The shortlist should be known around December 2007.

2.4 Sports Village

The authors of the feasibility study have not been able to obtain the views of the NDA. Senior CBC members are endeavouring to ensure a meeting with NDA takes place.

2.5 Engagement of Development Partner

The advertisement for Expressions of Interest is being drafted for issue early September 2007.

Works to develop the Design Guide and marketing material for the initial development phase is to commence shortly.

2.6 PBV Stadium Development

This project has stalled. WRLFC have not completed any of their outstanding actions.

2.7 WMSWC Relocation Project

No further discussions have taken place with WMSWC.

3. Acquisitions

The existing owners of the 'Marchon railway' have reneged on their agreement to sell this land and are looking for more attractive terms. WLR have confirmed that the existing offer will not be improved upon.

Agreement has been agreed for the purchase of Corkickle Goods Yard and WLR Board has approved the funding package.

4. Coach Road

Cumbria County Council has instructed Capita to review the improvements to Coach Road to be required from the Asda developments.

2.3 Coastal Fringe Task Group Update - June 2007

Whitehaven Coast Project

The National Trust organised a successful spring clean event and are working with Scartworks and the local community to inform the detailed design for Haig.

Haig

It has been agreed that responsibility for the delivery of the project will pass to LRT on the 18th June. LRT intend to appoint Entec to act as project manager subject to agreeing a deed of variation with them and Copeland Borough Council.

Entec are preparing a detailed design for the landscape works to the site with the intention of agreeing the final version on the 18th June. Gleeds are preparing an assessment of the capital costs and LRT and the National Trust will review the previous endowment.

English Heritage has confirmed that they will fund 50% of the cost of work to Saltom Pit. A funding bid will be submitted to West Lakes Renaissance for the remaining 50% and negotiations are ongoing between Copeland Borough Council, National Trust and LRT to agree how to project manage the works and manage the area below the headland in the future.

Haig Mining Museum are continuing discussions with Copeland Borough Council and hope to resolve the business plan such that the Heritage Lottery Fund bid can be submitted in September.

Rhodia

Rhodia have confirmed that they intend to submit the remediation statement to the Environment Agency before the end of June with the intention of agreeing a final version before the end of July. ERM, on behalf of LRT and the National Trust, will review the statement.

Negotiations are ongoing with Rhodia to resolve the title to the site.

NWDA have now approved funding for the Newlands II programme and a meeting has been arranged with the Forestry Commission on the 19th June to progress the application for the Rhodia site.

A meeting has also been arranged with Copeland Borough Council, Copeland Homes, LRT, the National Trust and West Lakes Renaissance on the 8th June to discuss and resolve a number of property issues including the future ownership and management of the fuel depot (Haig), Tamar building, Stephenson Buildings, Gatehouse, and Tanker Freight Depot.

Communications

A second edition of the Whitehaven Coast newsletter is in preparation.

2.4 Housing and Community (South Whitehaven) Task Group – update to be given at meeting.

Progress on the developments for South Whitehaven have been slow. A strategy for the development of the estates has been delayed by difficulties with the consultants retained by Copeland Homes. Copeland Homes have now put in place an in house team to take the project forward. A project director has been in post for two months and has started to give leadership and direction to the work. Various options have been consulted on, each entailing a different scale of remodelling of the estate. A response to the consultation in the form of a preferred proposal is awaited.

Copeland Homes projects in South Whitehaven were identified in the Housing Market Renewal prospectus. Progress so far has been that the Wastwater flats have got consent to be demolished but there are no proposals yet for the after use, because the work on the future for the whole area has to be completed.

3. CORPORATE PLAN

The programme supports the Councils objective to create and sustain a healthy local economy and is a particular objective within the Plan

4. CONCLUSION

None; this is an update report for noting.

List of Appendices

None

List of Background Documents:

Progress Reports from Task Groups
Sea Change Study

List of Consultees: None

CHECKLIST FOR DEALING WITH KEY ISSUES

Please confirm against the issue if the key issues below have been addressed.

Impact on Crime and Disorder	None
Impact on Sustainability	None
Impact on Rural Proofing	None
Health and Safety Implications	None
Impact on Equality and Diversity Issues	None
Children and Young Persons Implications	None
Human Rights Act Implications	None