

6 VACANT AND DERELICT LAND FUND 2005/06 - SITE OF FORMER JAMAICA WORKS AND LAND AT CARNEGIE STREET (AN292-2005)

Reference is made to Article VII of this Committee of 16th May which approved overall programme for the Vacant and Derelict Land Fund (VDLF) for 2005/06. Land at Carnegie Street was included. This has been an eyesore and a fly tipping site for several years. This is the site for a housing development by Hillcrest Housing Association, the planning application for which was approved at the Development Quality Committee of 6th December, 2004. Part of the site was cleared by the Council and disposed to Hillcrest for this development. Recent subsoil investigation has revealed unexpected contamination in several places. To deal with this will cost an extra £75,000. The planning brief required a narrow treed greenspace along Carnegie Street to act as a barrier with the adjacent factory, set off the listed Church and be a green link with Hilltown Park. A minor widening of Carnegie Street is also required. Altogether, there is a substantial additional cost. Recognising this, a grant from the VDLF was included in the programme for this year.

It is recommended this should be £150,000 towards the cost of the open space, road widening and dealing with the contamination. This will be payable once site works in excess of £400,000 have been achieved and must be by January 2006.