

Minutes from the Ironbridge Power Station Redevelopment Liaison Group Meeting on 5th October 2022

1. Present and Apologies

Present:

Tim Hurdiss, Director of Midland Operations (Harworth)

Grahame French, Senior Planning Officer (Shropshire Council)

Gemma Lawley, Highways Officer (Shropshire Council)

Claire Biddle, Head of Planning (Harworth)

Stephanie Allcock, Project Surveyor (Harworth)

Lorraine Pratt (Chair, Buildwas Parish Council)

Simon Heath (Buildwas Parish Council)

Claire Wild (Shropshire County Councillor, Severn Ward)

Sue Jones (Chair, Leighton and Eaton Constantine Parish Council)

Paul Davies (Wroxeter and Uppington Parish Council)

Apologies: Tracy Dark, Assistant Director Economy and Place (Shropshire Council).

Dan Thomas, Much Wenlock Town Council and County Councillor

2. Terms of Reference for Liaison Group

Grahame French outlined the Terms of Reference as per Agenda Document.

It was decided that Cllr Claire Wild would act as Chair of the Group

Lorraine Pratt and Sue Jones would act as Vice-Chairs.

3. Planning Update

Grahame French updated the Group on planning issues. A summary of points are listed below:

- Outline Planning Permission for the redevelopment has 69 planning conditions.
- Standard Conditions define the application and stages of plans approved.
e.g. Important condition is the design code –underlying sustainable principals.
- Reserved Matters Applications will sort the details. Reserved Matters Stage 1 Application is due this week. This will ensure the design, site layout etc. will knit together in a coherent way.

- Drainage and sewerage- Severn Trent will put in details on how to dispose of sewerage from the site. Will be joining main sewers with a buffer facility.
- Highways – T junction onto the Much Wenlock road isn't fully in place yet so reliance on the Road Bridge during the initial phases. The Road Bridge, in principle, may be adopted by Shropshire Council rather than Telford and Wrekin Council as it is the Lead Authority.
- Condition 20 -Traffic Calming measures on B4380. Plan is to implement Traffic calming measures at Leighton. Details to be discussed with the Parish Council and Highways.
- Historic environment. Pump House and Bridges are to be protected and incorporated in a sensitive way.
- Private monies sort to help develop the Pump House as a Public Asset. It's a 1920's building – eye catcher
- Sporting provision will be provided and a Pavillion to be used by the local area. Sport England is involved.
- **Affordable housing.** There is a legal agreement for the outline planning consent to require a 5 year viability review process. Any excess profits will be clawed back to deliver extra infrastructure. The agreement is that the first priority for claw-back monies is to deliver affordable housing up to 15%. As social housing providers are able to compete with open market providers in certain circumstances and affordable housing can often be cheaper to build per unit, there is hope that the claw-back monies will not be needed to provide the 15% affordable homes level. There would then be more monies for other items e.g. traffic calming, traffic works.
- **Construction Management Plan**
This still needs approval and will commit to provisions of highways issues. The whole development will take 14 years to be completed. Cllr Wild asked for a speed limit on the Much Wenlock road and VAS signs along A 4169 and B4380 before the Construction Management Plan is approved. She emphasised the need for these to be implemented before any works take place. This is being looked into by Harworth for the next meeting in December.

4. Programme of Works update

- The whole development will take 14 years to be completed.
- Outline permission starts the application.
- Reserved Matters. - Enables works, drainage, access, layout of ground etc.
- Housebuilder will design houses.
- Discharge of Conditions Applications - some will relate to the whole site eg design code. Some will be specific conditions e.g. drainage design, highways design, ecological management of site.

Each phase will go through these processes.

- 110 houses to be completed in year 1. Then 75 homes will be built per year till completion.
- New school should be ready in 7th year of construction!! Could be 2030

Sand and gravel extraction

- Extraction will start next year 2023.
- Strengthening works on the Albert Edward Bridge for the rail transport of sand and gravel will start next spring 2023. The works will take 6 to 8 weeks (Maybe useable in 1 year.)
- There is an existing siding but there will be a need for concrete walls for storage of sand and gravel plus ramps and loading bays.
- Properties near the extraction works are not to be allowed. The site needs to be choreographed over the 5 year process of extraction.
- $\frac{3}{4}$ Product will be transported by rail, $\frac{1}{4}$ road.

5. Highways/ Traffic

Gemma Lawley showed diagrams of some of the traffic calming measures drawn up and of the roundabout proposed at Buildwas junction. She told us that the build-outs originally proposed for the village of Leighton were too dangerous and new proposals are to be sought. It was agreed that Leighton and Eaton Constantine councillors would meet up with Gemma in Leighton village and discuss options. The meeting finished at this point due to time constraints.

**Date of the Next Meeting: Tuesday December 6th at 10.30am on
Ironbridge Site.**