Brownfield Redevelopment: Midlands 2018
5 July 2018 | Derby

About this event

The Government’s Midlands Engine Strategy, and the £1.62 billion of Local Growth Fund money provided to Midlands LEPs has already enabled, and continues to allow, investment in infrastructure and the capability to unlock business and housing development in the region.

A pledge to “get Britain building” coupled with pressures to avoid greenfield development, and a need to regenerate and bring new life to town centres, has put brownfield and previously-used land at the heart of this agenda.

Although, frequently the perception is that bringing brownfield land back into re-use is costly, has long timescales and is fraught with uncertainties. Obstacles such as complicated or unclear ownership makes land purchase difficult, and physical challenges such as contamination and lack of infrastructure significantly reduces the perceived viability of brownfield sites, hindering or preventing their redevelopment.

However, as this brand-new regional conference will highlight; policy, technical and funding solutions are available to help reduce the risks and potential costs of brownfield and contaminated land development, increasing investor and developer confidence and engagement, and so maximising brownfield viability.

This informative one-day event will bring together local authorities, developers, policy-makers and other stakeholders to explore the use of new funding streams and planning tools, provide technical guidance for effectively identifying and overcoming barriers such as uncertain ground conditions and contamination risk, and provide cost-effective remediation and waste management solutions.

With a specific regional focus on brownfield development projects across the Midlands, a large part of the programme consists of case studies and "real-life" projects, demonstrating successful partnership approaches to unlocking brownfield land and maximising growth and delivery.

Why attend?

Expert panel
A balanced panel of experts including Local Authorities, Local Enterprise Partnerships, Land Owners & Developers, as well as Planning, Contaminated Land and Brownfield Consultants and Contractors.

Regional Focus & Current thinking
The conference programme has been written following detailed conversations with those involved in all aspects of assessing, remediating, planning and developing contaminated and brownfield sites, with a specific focus on projects across the Midlands region.

Case studies
Learn from the experiences of your peers and hear examples of best practice in a variety of brownfield development projects across the region.

Networking
This conference will bring together a diverse audience with an interest in brownfield redevelopment across the Midlands & Central England.

Q&A panel discussions
Have your specific questions answered making use of the multiple Q&A sessions.
Programme

9.00 Registration and Refreshments

9.30 Opening remarks from the Chair:
   **Matt Gardner, Partner, Arcadis**

9.40 Keynote: Making land available for development: Strategies to facilitate the viability and delivery of brownfield and contaminated sites
   **Cllr Sean Coughlan, Portfolio Lead for Housing & Land, West Midlands Combined Authority & Leader, Walsall Council**

10.05 Unlocking brownfield potential: Strategies to overcome the barriers affecting the development of brownfield land
   - Examining the role of brownfield registers in identifying and recording suitable brownfield sites as the first step to unlocking their potential for development
   - Detailing findings from research as part of CPRE’s Housing Foresight Series in removing the obstacles to brownfield development on both small and large brownfield sites
   - Examining the draft changes to planning practice guidance on viability and how these may affect the delivery of development on brownfield and contaminated land

   **Rebecca Pullinger, Planning Campaigner & Brownfield Lead, CPRE**

10.30 Q&A

10.40 Morning Refreshments

11.10 Funding Brownfield Development: Innovative solutions to minimise risks and “unlock” brownfield sites
   “Any which way you can”

   *Stoke on Trent City council have used numerous ways to deal with issues of land remediation, the cost of site investigations and the mitigation of risks. Debbie will share practical examples of how this has been achieved, how it’s not always about up front funding but when necessary, how government money has been used to assist this process.*

   **Debbie Hope, Strategic Manager for Housing Growth, Stoke-on-Trent City Council**

11.35 Developer’s Perspective: Partnership Working at its Best - Demonstrating how local authorities, developers, and other stakeholders can work together to increase delivery of brownfield sites

   **Andrew Spencer, Head of Land and Partnerships, Keepmoat Homes**

12.00 Practicalities of using Brownfield Registers as an effective and workable tool in identifying brownfield land available for development
   - Assessing what impact brownfield registers have had so far in bringing forward sites for development
   - Exploring the extent to which the initial registers compiled to meet the deadline are a realistic and workable tool and how these could be improved
• Examining how sites will be entered onto Part 2 of registers:
  o clarifying Government guidance and support to complete this step
  o what is the appetite of local authorities for listing sites in Part 2 and what are the barriers / motivations?
  o how will registers be maintained and used effectively going forward?
• Determining when direct application for PIP is likely to be in force, the types of development eligible and information requirements
• Assessing the implications of listed sites for developers and consultants and associated liabilities- who ultimately decides if a site is viable for development?

Tom Dillarstone, *Principal Planning Officer*, Mansfield District Council

12.25 Q&A
12.40 Lunch

13.30 Making land available for development and bringing life to brownfield sites

• Identifying the barriers to developing brownfield land and other challenging sites and the measures that could be taken to influence these:
  • identifying value tipping points
• Effectively dealing with contamination and legacy issues to optimise land supply and accelerate brownfield development
• Achieving successful collaboration between local authorities, developers, and other stakeholders to increase the availability and viability of land

Kirsty Gough, *Knowledge Transfer Manager*, Brownfield Research & Innovation Centre (BRIC)

*The Brownfield Research & Innovation Centre (BRIC) was developed by the University of Wolverhampton to bring together academia with key public and private sector stakeholders, including the Black Country LEP, to develop cost effective and sustainable solutions to brownfield development.*

13.55 Making land available for development and bringing life to brownfield sites

Drawing on examples including HS2, Icknield Port Loop and the Advanced Manufacturing Hub the following topics will be covered:

• Identifying the barriers to developing brownfield land and other challenging sites and the measures that could be taken to influence these
• Effectively dealing with contamination and legacy issues to optimise land supply and accelerate brownfield development
• Achieving successful collaboration between local authorities, developers, and other stakeholders to increase the availability and viability of land

Jacob Bonehill, *Principal Planning Policy Officer*, Birmingham City Council

14.20 Regional Case Study: Lessons learned from the Avenue Coking Works regeneration project

• Examining the role of value engineering
• DQRA for arsenic
• DQRA for Benzo(a)pyrene
• The value of the independent advisor
• Exploring public projects promoting UK expertise
• Public projects as learning and research spaces

Paul Nathanail, *Managing Director*, Land Quality Management
14.45 Q&A
15.00 Afternoon Refreshments

15.25 Outlining the implications of changes to waste management regulations for brownfield development projects
- Detailing changes to the landfill tax regime as of April 2018 and the implications of these for the disposal of materials
- Examining the impact of these changes on the quality of materials used in development projects
- How will the new guidance impact on existing DoWCoP and quality protocols for aggregate re-use in brownfield development
- What are the likely cost and landfill tax liability implications of these changes?

Jonathan Atkinson, Technical Specialist, Groundwater & Contaminated Land, Environment Agency

15.50 Increasing confidence for developers and improving land viability through better ground investigation and risk assessment
- Reducing development uncertainty through improved data and more accurate remediation costings
- Exploring the use of smart technologies and 3D visualisation to more confidently de-risk sites – case study example

Tim Cawood, Head of Innovation & Data & Associate Director, RSK

16.15 Increasing the viability of contaminated sites through improved risk assessment and management of the environmental impact of abandoned and historic mines
- Identifying the extent to which mining legacy may have affected a site and any future development on it:
  - highlighting the difference between perceived and actual risks
- Using environmental and geological modelling and analysis to determine the optimum:
  - mine-water treatment and land remediation strategy
  - planning and design of any future development

Chris Telford, Principal Development Manager, Planning and Local Authority Liaison, The Coal Authority

16.40 Q&A
16.55 Closing remarks from the Chair and close of conference