

Brownfield Redevelopment: Midlands 2019

3 July, Wolverhampton

Strategies and tools to successfully “unlock” challenging brownfield and contaminated sites and accelerate development

About this event

Our **Brownfield Redevelopment: Midlands 2019** conference will take place in Wolverhampton on 3rd July in partnership with the Brownfield Research and Innovation Centre (BRIC).

With a specific regional focus on brownfield development projects across the Midlands, this informative, one day conference will provide you with policy, technical and funding solutions to help reduce the risks and potential costs of brownfield land development, increasing investor and developer confidence and so maximising viability.

Key sessions include:

- Delivering Brownfield Land Development Within Planning Policy Frameworks
- Solutions to Increase Viability and Deliverability of Challenging Brownfield and Contaminated Sites
- Improving Site Characterisation To Reduce Likely Costs and Increase Developer Confidence
- Funding Sources and Mechanisms to Reduce the Risks of Brownfield Development

This event is CPD certified.



Why attend?

Expert panel

Bringing together local authorities, brownfield, planning and development consultants, landowners, and remediation and building contractors to review and discuss the challenges affecting brownfield land development and offer practical solutions to improve deliverability.

Practical Advice

Hear from a panel of expert speakers, all carefully selected to provide balanced advice on solutions to overcome barriers affecting the viability of brownfield development.

Regional case studies

Benefit from case studies demonstrating the complex technical and commercial challenges encountered when acquiring and developing previously used land, and how to combat them.

Time efficiency and focus

Remove yourself from day to day distractions and benefit from a series of focused presentations, designed to tackle key issues and impart practical advice and guidance.

Regionally Focused Networking Opportunities

Meet and mingle with others working in brownfield regeneration across the Midlands regions, including potential development partners. Raise your profile, attract new clients, or simply catch up with your peers.

In partnership with:



9.00 Registration and refreshments

9.30 Opening remarks from the Chair

Prof Mohammed Arif, Director, BRIC & Head of School, Architecture and Built Environment, University of Wolverhampton

9.40 Making Land Available for Development - Facilitating the Viability and Delivery of Brownfield and Contaminated Sites

- Detailing how strategic sites are identified to bring forward for regeneration
 - at what point is land quality considered?
- Exploring sources of funding to make land viable for development

Delivering Brownfield Land Development Within Planning Policy Frameworks

10.10 Examining the Extent to which Changes to Planning Policy Frameworks are Facilitating Brownfield Development

- Evaluating the changes to the *National Planning Policy Framework (NPPF2)* and the extent to which they support brownfield development:
 - viability assessments and the Existing Use Value Plus approach
 - housing delivery tests
 - to what extent is *Section 11: making effective use of land which encourages better use of brownfield land* effective and how?
- Examining the changes to pre-commencement conditions The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 and the implications for how contaminated land is managed through the planning process:
 - how can consistency be achieved across regions with regards to planning and pre-commencement conditions?
- Examining the current status of applying for Permission in Principle (PiP) both directly and via Brownfield Registers:
 - quantifying how many local authorities have listed sites on Part 2 of their registers
 - what are the barriers / motivations affecting the appetite of local authorities to do this?
 - determining the cost-benefits of direct application for PiP for developers and land-owners

10.40 Morning Refreshments and Networking

Solutions to Increase Viability and Deliverability of Challenging Brownfield and Contaminated Sites

11.05 The BRIC Index: Better Determining the Cost-Benefits of Redeveloping a Brownfield Site

The Brownfield Research & Innovation Centre (BRIC), an ERDF supported project, established to address the issue of lack of redevelopment of brownfield sites across the Black Country is developing the BRIC Index. At the heart of this work is the development of comprehensive GIS based brownfield register that brings together information on ownership, planning permissions and restrictions, previous land-use, contamination, geology, soil, water table, access to utilities and roads, remediation methodologies, the possible costs of bringing a site back into use and innovative approaches to allow sites to become useful again. By making use of virtual and augmented reality to allow information to be accessed in a user-friendly way, the BRIC index will enable predictions to be made about the type of contamination present on a site based on previous land use, and therefore provide an estimate of remediation costs. and on the basis of these predictions providing an estimate of remediation costs. This presentation will explain the BRIC Index in more detail and its use as a cost-benefit analysis tool for brownfield site redevelopment.

Brownfield Research and Innovation Centre (BRIC)

11.30 Demonstrating How Local Authorities, Developers and Other Stakeholders Can Work Together to Generate Value on Difficult Brownfield Sites

Harworth Group is one of the largest property and regeneration companies across the North of England and the Midlands, owning and managing over 21,500 acres on around 120 sites. This presentation will demonstrate Harworth's achievements on their Waverley site in Rotherham, before looking at how their Coalville and Ironbridge sites are progressing. Stakeholder engagement has been a significant aspect in all three of these schemes.

Tim Cawood, Project Manager, Midlands, Harworth Group

11.55 Panel Discussion: Overcoming the Barriers to Brownfield Development and Finding Solutions to "Unlock" Challenging Sites

- Assessing what impact the initial brownfield registers compiled have had so far in bringing forward sites for development and the extent to which they are a genuine workable tool:
 - what improvements are needed to make them a useful planning and development resource?
- Identifying the barriers to the availability and development of brownfield land and other challenging sites and the measures that could be taken to influence these:
 - establishing value tipping points and successfully negotiating the factors that influence viability and delivery
 - Innovative solutions to "unlock" complex or low land value sites
- Exploring how the process from site investigation to remediation to redevelopment could be simplified and accelerated:
 - what information regarding possible contamination should be provided by applicants, and at what stage in the planning process?
 - how could the complexity of viability assessments be improved?
 - how can local authorities better monitor compliance with agreed pre-commencement conditions?
 - to what extent can the National Quality Mark Scheme (NQMS) help facilitate contaminated sites through the planning process?
- Understanding developers' key drivers when choosing potential sites and why some are considered more attractive than others:
 - the view on brownfield sites and the level and types of risk developers are prepared to take
 - how contaminated land risk assessment and remediation fits into the bigger development picture
 - land-banking and how sites are selected to be brought forward for development
- Identifying what incentives and mechanisms would be most useful to developers in encouraging brownfield development
- Strategies for improving early engagement, better communication and collaboration between local authorities, developers, remediation consultants & contractors, and other stakeholders to speed up the delivery of brownfield sites

Kieran Walker, Technical Director, Home Builders Federation

Tim Cawood, Project Manager, Midlands, Harworth Group

13.15 Networking Lunch

Improving Site Characterisation To Reduce Likely Costs and Increase Developer Confidence

14.00 Introducing the Brownfield Ground Risk Calculator: A New Land Redevelopment Feasibility Planning Tool for Facilitating Brownfield Redevelopment Projects

British Geological Survey (BGS) have developed a GIS ground risk prioritisation tool that evaluates sub-surface abnormality and calculates risk scores and cost estimates for soil and groundwater contamination and land instability issues. This presentation will outline the tool and its potential use in early stage viability testing for brownfields, including practical examples of its application to over 4000 sites for the Greater Manchester Combined Authority and 10 Local Authorities there.

Darren Beriro, *Geoscientist, British Geological Survey*

14.30 What to Look For in a Land Contamination Assessment of a Post-Industrial Brownfield Site

- The (monetary) value of information
- The (financial) benefits of detailed site characterisation
- The (monetary) returns of investing in a good risk assessor
- The (time) value of telemetry and continuous data
- The (financial) payback of integrating a bespoke remediation strategy with the redevelopment

Paul Nathanail, *Managing Director, LQM*

15.00 Managing the Implications of Coal Mining Legacy for Brownfield Development

- Assessing the risks of former mining activity in the Midlands and Black Country on future site development, and solutions to mitigate these:
 - assessing the likely duration and extent of risk from acid run-off and mine gas and ensuring adequate protection is in place
 - knowing what monitoring requirements to apply to planning conditions
- Using environmental and geological modelling and analysis to determine:
 - the type and extent of possible contamination or instability
 - the optimum mine-water treatment and land remediation strategy
 - planning and design of any future development

15.30 Afternoon Refreshments and Networking

Funding Sources and Mechanisms to Reduce the Risks of Brownfield Development

15.55 Clarifying Government Support and Funding Available to De-Risk Brownfield Sites and Increase “Deliverability”

- Detailing exactly what funding, support and expertise is available to de-risk and redevelop brownfield sites:
 - what will be expected of Local Authorities from such partnerships?
 - how do Homes England allocate and prioritise funding and support?
 - accessing the Marginal Viability Fund
- Detailing the types of projects that have successfully received Government funding and the criteria that helped secure this money
- Exploring what “gap” or “top-up” funding is available to schemes that have initial investment but lack sufficient funding to progress

Karl Tupling, *General Manager, Homes England*

16.25 Funding Brownfield Development – Innovative Funding Sources and Mechanisms Available to Increase Deliverability of Contaminated and Brownfield Sites

- Examining the range of incentives and tax relief available to develop contaminated or derelict land, how to access them and eligibility criteria

- Analysing the different UK and European funds and financial products available and the types of projects receiving this money
 - assessing how Brexit might impact on the availability of EU funding to aid brownfield regeneration
- Taking the risk out of brownfield development – exploring the range of insurance and financial security mechanisms available and the risks they cover

16.50 Closing Remarks from the Chair and Close of Conference