Brownfield Redevelopment: Midlands & North 2017

About this event

The Government’s pledge to “get Britain building” backed-up by new measures in the Housing & Planning Act 2016 and the Neighbourhood Planning Bill 2017, means the demand for developable land is increasing. Pressures to avoid greenfield development, and a need to regenerate and bring new life to town centres, means that the potential of brownfield and previously-used land must be maximised.

However, obstacles such as complicated or unclear ownership makes land purchase difficult, coupled with physical challenges such as contamination and lack of infrastructure, and the viability of brownfield sites is significantly reduced, hindering or preventing their redevelopment.

Furthermore, whilst devolution and increased power to the regions has resulted in greater flexibility to drive growth and promote regeneration, property values outside of London, and the return from building new houses simply doesn’t cover the costs of remediation and other problems associated with brownfield development. Bringing brownfield land back into re-use is costly, has long timescales and is fraught with uncertainties.

So, how can you reduce the risks and potential costs to increase investor and developer interest and maximise brownfield viability?

Brownfield Briefing is pleased to announce this highly topical event which will bring together policy makers, regulators, developers, and other stakeholders to explore and discuss the implications and use of new planning tools, such as Brownfield Registers and PiP, as well as effectively undertaking brownfield viability assessments, exploiting new financing mechanisms, and developing successful partnerships to maximise growth and delivery.

With a specific regional focus on development projects and policy implementation across the Midlands & the North of England, this information-packed day will provide solutions to key challenges, such as: Improving the Availability of Brownfield Land for Development; Managing Contamination Risks and Accelerating the SI-Remediation-Development Process; and Finding Suitable Financing Mechanisms to Reduce the Risks of Brownfield Development.

Backed up by case studies and real-life project examples, you will come away with a better understanding of the mechanisms and solutions available to successfully “unlock” contaminated and challenging brownfield sites and increase their development potential.

Who should attend?

- Local Authority Contaminated Land, Regeneration & Planning Officers
- Unitary & Combined Authorities and LEPs
- Property & Planning Consultants
- Land Quality & Remediation Managers
- Regeneration and Development Directors
- Developers & Land Owners
- Technical Directors
- Environmental Consultants
- Legal Advisers
- Finance, Insurance & Investment Advisers
- Geo-Environmental Consultants
- Asset Managers

Why attend?

Expert speakers
The conference brings together a balanced panel of experts including Local & Combined Authorities, Local Enterprise Partnerships, Land Owners & Developers, as well as Planning, Contaminated Land and Brownfield Consultants and Contractors, all carefully selected to provide a balanced and informative insight into the barriers preventing the viability of brownfield sites and how to successfully overcome them.

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

Case studies
Learn from the experiences of your peers and hear examples of best practice in a variety of brownfield development projects across the regions. Benefit from case studies demonstrating the complex technical and commercial challenges encountered and overcome when acquiring and developing previously-used land.

Time efficiency & focus
Remove yourself from day-to-day distractions for just one day and benefit from a series of focused presentations designed to address key issues, offer new ideas and impart practical guidance and solutions.

Q&A discussions
In addition to expert presentations and practical case studies, there will also be a panel discussion and a number of Q&A sessions throughout the day, giving you the opportunity to have your own specific questions answered and discuss key issues and challenges with fellow delegates.
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Optimising Policy & Funding Mechanisms & Technical Solutions to Increase Viability & Successfully Unlock Challenging Brownfield & Contaminated Sites

Wednesday 15 November 2017, Leeds

9.00  Registration and Refreshments
9.30  Opening remarks from the Chair
Sarah Wozencroft, Associate Director, Indigo Planning

9.40  Keynote Address: The Role of Brownfield in Delivering Growth and Regeneration
Deborah McLaughlin, Head of Housing Delivery and Strategy, GL Hearn

10.05  Improving the Availability of Brownfield Land for Development

10.05  Examining to what extent Brownfield Registers and “Permission in Principle” (PiP) can effectively identify potential land and facilitate its development
• Examining the implications of changes to the planning framework and the new NPPF for making brownfield land available
• Outlining how LAs are identifying brownfield sites and evaluating where they should be placed on the register
• Clarifying key definitions such as “suitable”, “available” and “achievable” and what granting permission in principle for a brownfield site actually means for all parties involved:
  ○ quantifying the potential cost of development
• Assessing the effectiveness of the registers in minimising the risks associated with developing brownfield or contaminated sites:
  ○ assessing what safeguards will be put in place for ensuring contamination is adequately and correctly risk-assessed
  ○ will the register provide developers with the information they really need?
• Detailing where responsibilities lie with regards to listing and assessing sites on the register:
  ○ who is responsible for Phase 1 risk assessments given PiP?
  ○ assessing the implications of listed sites for developers and consultants
  ○ who ultimately decides if a site is viable for development?
• Exploring how sites identified on brownfield registers but classed to be of “high environmental value” will be dealt with

Ian Mercer, Partner & Head of Development, Bruton Knowles

10.30  Local Authority Perspective
Adam Brannen, Head of Regeneration, Leeds City Council

10.55  Q&A

11.05  Refreshments and networking

11.30  Examining the impact of devolution and the role of LEPS in accelerating brownfield development
• Exploring what the creation of city regions means financially and practically
• Maximising opportunities created by the development of Local Enterprise Partnerships (LEPs) - examining how their creation is helping to accelerate brownfield development
• Detailing the development of a Land Commission and how this will help deliver growth
• Local Development Plans – key priorities and the role of contaminated and brownfield land in delivering housing requirements

Martin Waters, Head of Homes and Communities, Tees Valley Combined Authority

11.55  Developers’ Perspective: How we are bringing life to brownfield sites
• Detailing how we are dealing with contamination and legacy issues to optimise land supply and accelerate brownfield development
• Successfully collaborating with local authorities, developers, and other stakeholders to increase the availability and viability of land

Peter Henry, Director - Development, Harworth Group

12.20  Case Study: Partnership Working at its Best - Demonstrating how local authorities, developers, and other stakeholders can work together to maximise growth and increase delivery

Daniel Crew, Land & Partnerships Director, Keepmoat Homes

12.45  Q&A

13.00  Lunch
Managing Contamination Risks and Increasing Viability

13.45 Reducing uncertainty in remediation costs to increase confidence and viability in contaminated land development

- Achieving increased confidence in your site risk assessment to enable robust and justifiable remediation decisions:
  - understanding what constitutes a "reasonable" risk for different stakeholders
  - striking a balance between conservatism and realism, opinion and quantifiable results
  - managing the issue of uncertainty and conservatism in risk modelling
- Building-in effective monitoring and verification measures to clearly demonstrate appropriate identification and management of risks
- Techniques to increase confidence in the costs associated with the development of land affected by contamination
- Achieving regulatory sign-off to reduce the risk of further remediation works

Dr Sam Hall, Regional Director, John F Hunt Remediation

Panel Session: Managing Contamination Risks and Increasing Viability

14.10 Brownfield Development Viability Assessment: Strategies to overcome the barriers affecting the development of brownfield and contaminated land

Overcoming barriers and facilitating the development process

- 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
- Exploring how the process from site investigation to remediation to redevelopment could be simplified and accelerated:
  - examining local planning authorities development management processes and how these could be improved
  - changes to pre-commencement conditions and permissions
  - reducing the complexity of viability assessments
  - pre-application process: exploring opportunities for integrating decommissioning and remediation strategies with land use planning, geotechnical, utilities, ecological and flood risk assessments to facilitate development

Policy & Regulation to facilitate development

- Examining how Local Authorities can use CPO powers under the Neighbourhood Planning Act 2017 to facilitate the development of stalled sites
- Assessing the extent to which the National Quality Mark Scheme (NQMS) will increase confidence in the remediation and development of contaminated sites:
  - to what extent can it really provide a ‘fast track’ mechanism to satisfy regulatory requirements and facilitate planning?
  - exploring what other information, such as verification reports, could accelerate the process from initial site investigation to remediation to development

Creating confidence so that all stakeholders buy into the project

- empowering Local Authorities to drive the changes required
- engaging with landowners and key stakeholders earlier in the development process
- clearly defining benefits and responsibilities for all parties
- creating a defined and deliverable implementation plan

Panellists:

Michael Eaglestone, Senior Planning Officer, City of Bradford Metropolitan District Council
James Stevens, Director for Cities, Home Builders Federation
Paul Bedwell, Director, Spawforths

15.15 Optimising the use of geo-technical and land data to better assess and prioritise sites

- Outlining the type and detail of data available to assess contamination levels on potential sites and their viability for development
- Effectively using geo-technical and environmental data alongside land and property values and brownfield registers
- Tools and techniques for unlocking greater potential from the data available
- Exploiting data analysis techniques such as GIS, 3D modelling and statistics to add value to your data and facilitate more informed planning and design

Chris Loaring, Head of Consultancy, Landmark Information Group
Richard Brinkworth, Director, Leap Environmental
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15.40 Q&A

15.45 Refreshments and networking

16.10 Homes & Communities Agency (HCA) Perspective: Clarifying the support and funding available to Local Authorities to de-risk brownfield sites and increase “deliverability”

- Outlining the Accelerated Construction Programme (ACP) and how it can support Local Authorities to deal with derelict and un-used land
- Detailing exactly what support and expertise the HCA can provide to Local Authority partners to remediate and de-risk sites
- Outlining what will be expected of Local Authorities from the partnership

Rob Pearson, General Manager, North East, Yorkshire and the Humber, Homes and Communities Agency

17.00 Funding brownfield development – Practicalities of accessing and using innovative funding sources to minimise the risks in brownfield remediation and development

- Examining the range of incentives and tax relief available to develop contaminated or derelict land and how to access them:
  - clarifying eligibility criteria for Land Remediation Tax Relief and how this could be reformed
  - would expansion of the tax relief facilitate more development?
  - examining the use of Tax Incremental Financing (TIF) to fund brownfield regeneration
- Analysing the different UK and European funds and financial products available and the types of projects receiving this money:
  - assessing the impact of Brexit on fund availability
- Taking the risk out of brownfield development funding - exploring the range of insurance and financial security mechanisms available and the risks they cover

Ben de Waal, Director, The Fiscal Incentives Group

17.00 Q&A

17.15 Closing remarks from the Chairman

and close of conference
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Delegate Rates

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NB - All listed prices exclude VAT at 20%

Event times

Wednesday 15 November

Location
Leeds Marriott Hotel
4 Trevelyan Square, Boar Lane
Leeds, LS1 6ET
United Kingdom

Three ways to register

- www.brownfieldbriefing.com/midlands-north2017
- orders@environment-analyst.com
- +44 (0)1743 818 008

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