



# Brownfield Redevelopment: North 2018

## 7 November 2018 | Leeds

### About this event

With a number of councils and combined authorities stating a clear brownfield-first policy, developing, and making the most of, formerly-used, derelict land is at the heart of local growth plans and regeneration in the North of England.

However, 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.

Brownfield Briefing are pleased to be returning to Leeds with this informative one-day conference, providing updated policy, technical and funding solutions to help reduce the risks and potential costs of brownfield and contaminated land development, increasing investor and developer confidence; and so maximising viability.

This regionally-focused event will bring together local authority planning, regeneration and contaminated land officers, developers, policy-makers and other stakeholders to explore the effective use of available planning and funding mechanisms, solutions to overcome viability barriers such as uncertain ground conditions and contamination risk, and provide cost-effective and compliant remediation and waste management solutions

With a specific regional focus on brownfield development and regeneration projects across the whole of the North of England, 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 effective 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 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 region.

#### 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 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

**Jane Healy Brown, Associate Director, Planning, Arup**

### 9.40 Keynote Address: Achieving good growth - Enabling delivery on challenging brownfield and contaminated sites

- The Combined Authority role in facilitating development and infrastructure
- Using funding streams effectively to deliver
- 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

**Cllr Tim Swift MBE**, Leader, Calderdale Council and Vice-Chair, West Yorkshire Combined Authority

*Cllr Swift will be joined for Q&A by*

**Kate Thompson**, Head of Implementation, West Yorkshire Combined Authority & Leeds City Region Enterprise Partnership

### 10.10 Clarifying the support and funding available to de-risk brownfield sites and increase “deliverability”

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

**Rob Pearson**, General Manager, North East, Yorkshire and the Humber, Homes England

### 10.40 Morning refreshments and networking

## Identifying Suitable Brownfield Land & Tools to Facilitate Development

### 11.10 Local Authority Perspective: Practicalities of using Brownfield Registers as an effective and workable tool in bringing brownfield land forward for development

- Practicalities of considering contaminated land investigation and risk assessment in a planning application
- Determining what impact brownfield registers have had so far in bringing forward sites for development
- Assessing the extent to which the initial registers compiled to meet the deadline are a realistic and workable tool and how these could be improved

- Exploring how we can best work with consultants, developers and other stakeholders to overcome the obstacles associated with developing brownfield sites

**Ann Barker**, *Lead Officer Contaminated Land*, City of Bradford Metropolitan District Council

**Michael Eaglestone**, *Principal Planning Officer (Major Projects)*, Wakefield Metropolitan District Council

#### **11.45 Update on the use of Brownfield Registers in planning and development – next steps, responsibilities and liabilities**

- Update on the compilation and use of brownfield registers since the Dec 2017 deadline
- Examining how sites will be entered onto Part 2 of registers:
  - determining when direct application for PiP is likely to be in force, the types of development eligible and information requirements
  - what is the appetite of local authorities for listing sites in Part 2 and what are the barriers / motivations?
- Exploring how registers will be maintained and used effectively going forward
- Assessing the implications of listed sites for developers and consultants and associated liabilities - who ultimately decides if a site is viable for development?

**Simon Colvin**, *Partner*, Weightmans LLP

#### **12.15 Making land available for development and bringing life to brownfield sites**

- Identifying the barriers to development and the measures taken to influence these
- Effectively dealing with contamination and legacy issues
- Achieving successful collaboration between local authorities, developers, and other stakeholders to increase viability

**Mike Reed**, *Strategic Growth Manager*, Trafford Council

#### **12.45 Lunch**

#### **13.30 Opening remarks from the Afternoon Chair:**

**Matt Gardner**, *Partner*, Arcadis

#### **13.35 Regional Case Study: Lessons learned from the Kirkstall Forge regeneration project**

*Kirkstall Forge is the oldest continually industrialised site in the UK and the largest brownfield site redeveloped in Leeds. This presentation will look at some of the contamination and remediation challenges faced and detail how these were overcome, enabling Phase One of the redevelopment to be completed. It will also look at how such a large and complex site is managed and brought forward over such a long time-scale*

**Patricia Gill**, *Director*, WYG

#### ***Developer's Perspective***

#### **14.00 Partnership Working at its Best – Demonstrating how local authorities, developers, and other stakeholders can work together to unlock value on difficult brownfield sites**

**Phil Mayall**, *Regional Director*, Muse Developments

#### **Better Understanding Ground Conditions to Increase Viability**

#### **14.35 Innovative solutions for better site characterisation to increase developer confidence, reduce likely costs, and improve development viability**

- Determining the type and detail of data required to build a detailed conceptual site model (CSM) and more accurately assess contamination risks
- Exploiting data analysis techniques such as GIS, 3D modelling and statistics to add value to your data and facilitate more informed planning and design

- Contributing to development viability by:
  - effectively using geo-technical and environmental data alongside land and property values
  - working in teams to mitigate site development constraints leading to abnormal ground costs

**Andrew Moore**, *Technical Director*, WSP

#### **15.05 Afternoon refreshments and networking**

#### **15.25 Detailing Project Iceberg: Exploring the benefits of 'buried data' to increase land viability and help de-risk future investment in cities**

- Examining market research into the current state of play
- Data operation systems and interoperability for an integrated data platform
- Use cases and benefits of an integrated data platform
- Project Iceberg committee and pilot activities

**Stephanie Bricker**, *Team Leader*, *Urban Geoscience*, British Geological Survey

#### **Remediation and Materials Management on Brownfield Sites**

#### **16.00 Asbestos: Practicalities of applying current asbestos guidance to the demolition and redevelopment of contaminated sites: ensuring safe and compliant removal and re-use**

- Reviewing and practically applying recent CARSOIL guidance alongside HSE and other guidance
- Ensuring you have sufficient data to make robust and informed decisions regarding the level of risk from asbestos:
  - exploring actual threshold levels being used throughout the sector
  - what specific wording should be used in planning conditions?
- Best practice for accurately identifying and managing traces or very low levels of asbestos
  - at what level must this material be classed as hazardous and increased mitigation measures applied?
  - giving confidence to landfill and waste site operators in managing this material
- Assessing the risk of re-contamination during demolition– to what extent could soils that were deemed “clean” then become contaminated?
- Exploring the most suitable remediation and re-use techniques for asbestos fibres in soil
- Practicalities of identifying, remediating and re-using asbestos-contaminated materials on-site – case study example

**Steve Edgar**, *Director*, Vertase FLI

#### **16.30 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:
  - waste permitting requirements
- Examining how the new guidance will 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?
- Exploring ways to enable and encourage materials reuse and balance on site or finding donor sites

**Tim Hull**, *Technical Manager - Contaminated Land*, BWB Consulting

#### **17.00 Closing remarks from the Chair and close of conference**