

IRONBRIDGE POWER STATION REDEVELOPMENT

NEWSLETTER DECEMBER 2018

Harworth Group purchased the former Ironbridge Power Station from Uniper plc in June 2018. Harworth is a regeneration company specialising in large sites with complex issues and have an excellent track record regenerating sites for new development like the former Power Station. Since June we have been learning more about the site and the wider area. In the autumn we held a workshop and a public exhibition to gather ideas about the redevelopment of the site.

RESPONSE TO THE CONSULTATION

Nearly 600 people attended the public exhibition on 11th October. As part of this, we offered tours around the former power station and presented two high-level mixed-used options plans for redevelopment for consideration.

We have since received hundreds of comments on the plans presented. There were a range of ideas and issues raised and some of the predominant themes are set out below, together with how we have been addressing these:



Rail

The importance of retaining the railway line and reusing this to provide a car-free link to the wider area has been raised frequently. Harworth has been speaking to several groups about possible uses for the railway line and how this might be of benefit for both commercial and tourism purposes.



Highways

In order to consider potential impacts on the wider road network, we are assessing the capacity of these roads in conjunction with Shropshire and Telford & Wrekin Highways Authorities and looking at how we can provide alternative transport options to reduce private car use. A new vehicular access will be introduced along Much Wenlock Road at a suitable location.



Pedestrian and cycle links

We received many comments about connecting the site to the existing footpath network and improving cycle and bridleway connections. We have been in touch with several local bodies about how these links could work and are exploring how we can improve accessibility through and around the site.



Ecology

The site is known to have a diverse range of flora and fauna. The redevelopment of the site will include mitigation for existing species and enhancement to their habitats as needed. We are currently creating new habitat in the southern area of the site for Great Crested Newts and they will be relocated from within the Power Station prior to demolition starting.



Heritage

With a World Heritage Site nearby, responses focused on improving links to this and offering complimentary uses on site. The site itself contains buildings and structures of heritage significance which we will be retaining. Our proposals will be carefully thought out so that they complement the historic nature of the area.



Leisure

The site has several areas previously used for leisure activities which will be retained and improved to provide an area for local people to enjoy. The importance of the river-side location is clear from consultation responses and Harworth are working with local groups to create a scheme that will make best use of the river as a leisure and tourism asset.



Services

The need for services such as a primary school and health facilities have been identified. We have been speaking to Shropshire Council, Telford & Wrekin Council and local providers about how this provision should be met and the masterplan will include space for services within the site.



Scale of development

The initial options plans presented a mixture of uses which would support around 1000 new homes. It is intended that development be on both greenfield and brownfield land in order to cross-fund the demolition and remediation of the former power station. The extent of development on the greenfield part of the site is not yet known but the potential impacts from development will be extensively tested.



Demolition

The majority of the former power station site will be demolished, including the cooling towers which are not structurally sound. Two sub-stations will remain on site. It is anticipated demolition will start early next year.

WHAT'S NEXT?

Part of our ongoing engagement has included meeting with stakeholders (including Shropshire and Telford & Wrekin Councils) and local groups to identify how the proposals can regenerate the site and benefit the wider area.

We will pull together the themes that emerged from the consultation and subsequent discussions to create a masterplan for the site. We will present this masterplan at a public exhibition event in the spring.

Demolition is scheduled to start early 2019 once contractors have been appointed. Harworth will be employing experts to demolish structures in a safe manner and are investigating use of the railway line to remove waste from site.



HARWORTH IN THE COMMUNITY

In order to get to know more about the local area we have engaged with local groups and businesses:

- BBC Children in Need's 2018 Rickshaw Challenge included an overnight stay in Ironbridge. Did you know that the participants cycled past the power station site the following morning on 15th November? Recognising the amazing effort made for such a worthy cause, Harworth has made a donation to Children in Need.
- We will be taking part in Ironbridge Gorge Walking Festival (5th to 13th May 2019) and provided a contribution to help with organising this popular event which includes walks in and around the World Heritage Site.
- The refreshments and delicious cakes at our public exhibition on 11th October were provided by Greenwood Café, located off Station Road.
- Harworth providing some funding towards the Lodge Field and Beeches Field Local Nature Reserves 2019 community calendar. Available to purchase now.



MIDLANDS TEAM

We have recently opened an office in Birmingham, to expand Harworth's presence in the Midlands. The team (pictured here) have been spending a lot of time at the power station, getting to know the site and the area.

CONTACT US

Further details will become available on our website as the project moves forward.

www.ironbridgeregeneration.co.uk

