



<u>Committee and Date</u> Shropshire Hills AONB Partnership  11 <sup>th</sup> June 2019	<u>Item</u>  <b>9</b>
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## **IRONBRIDGE POWER STATION SITE REDEVELOPMENT MASTERPLAN CONSULTATION**

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### **Summary**

This paper provides some background for discussion on the proposed redevelopment of the Ironbridge power station site, to support an AONB Partnership response to the current consultation on the Masterplan recently released.

### **Recommendation**

The Partnership is recommended to note and comment on the information provided, to inform an AONB Partnership response to the consultation.

### **Background**

The proposed redevelopment of the Ironbridge power station site has been fairly well publicised, and two stakeholder events have been held by Harworth Group, the most recent on 22<sup>nd</sup> May on the newly released masterplan (see link below). John Long and Hilary Claytonsmith each attended one of the workshops on behalf of the AONB Partnership and will be able to give further information.

The consultation deadline of 14<sup>th</sup> June is very short, but it is intended that an AONB Partnership response be made, and the views of members on this are invited.

After a large amount of site clearance work required, the proposals include mixed development including around 1,000 houses. A substantial area of agricultural land at the west of the owned site is earmarked for housing development in addition to the brownfield land of the power station site itself. This area is right by the AONB boundary and is probably the main issue of concern for the Partnership's response.

In December 2017, the AONB Partnership's response to Shropshire's Partial Local Plan Review included the following comments regarding the power station site:

*The site is of high sensitivity, abutting the AONB at the western edge and the World Heritage Site to the east. A form of development which supports environment and heritage led regeneration is therefore to be preferred here. The layout and design of any proposed development should pay close attention to landform and environmental networks on the site, retaining features of value (e.g. woodland and mature trees), and making use of opportunities from the rolling terrain for some of the development to be relatively unobtrusive. Use should be made of open greenspace and new planting to help screen the*

*development, provide a landscape and biodiversity buffer to the AONB and provide recreational benefits for the new residents. The potential should also be considered for secondary impacts on the AONB from an increased population in close proximity, such as increase in traffic, impacts on tranquillity, change in character from upgrade of roads, increased recreational use, etc. Design should minimise these impacts, and appropriate mitigation put in place. Account should be taken of the AONB Management Plan on these as well as landscape and visual matters. The development should provide some investment in green infrastructure and heritage assets in the area affected. This is a large site, on which some redevelopment of the current built footprint is likely to have relatively little impact on the AONB, and offers opportunities for improvements in landscape and amenity terms. However, the existing character and topography of the western agricultural part of the site, with north-facing slopes and ridges, would mean development on these areas would have a much greater impact. This would be greatest on the higher slopes and on the land west of the disused railway.*

<p><b>List of Background Papers</b></p> <p>Harworth Group web pages on redevelopment Masterplan  <a href="https://ironbridgeregeneration.co.uk/the-emerging-proposal/">https://ironbridgeregeneration.co.uk/the-emerging-proposal/</a>.</p>
<p><b>Human Rights Act Appraisal</b></p> <p>The information in this report is compatible with the Human Rights Act 1998.</p>
<p><b>Environmental Appraisal</b></p> <p>The recommendation in this paper will contribute to the conservation of protected landscapes.</p>
<p><b>Risk Management Appraisal</b></p> <p>Risk management has been appraised as part of the considerations of this report.</p>
<p><b>Community / Consultations Appraisal</b></p> <p>The topics raised in this paper have been the subject of earlier consultations with Partnership members.</p>
<p><b>Appendices</b></p> <p>Appendix 1 Harworth Group Wider Context Masterplan</p>