

# Rugeley Power Station Community Planning Weekend

## Welcome

In 2016 Rugeley Power Station ceased production of electricity to the National Grid and created the opportunity to deliver an exciting new future for the site though a mixed-use development. Site owner ENGIE is committed to working closely with the local community and has appointed architects and urban designers JTP to facilitate the Community Planning Weekend.

The Community Planning Weekend from Friday 30 November to Tuesday 04 December is an opportunity to share local knowledge and contribute to shaping the new Vision through facilitated workshops and hands-on planning groups.

Participation is on a drop-in basis – there is no need to pre-register – you can stay for a short while, a few hours or the whole event if you are able to. Team members are on hand to answer questions.

After the public workshop days, the team will analyse and summarise the outcomes and draw up a Vision for the Rugeley Power Station site including an illustrative masterplan. This will be presented back to the local community on Tuesday 04 December.

Following the Community Planning Weekend, the ENGIE team will develop the proposals and prepare an outline planning application for submission in Spring 2019.



Young People's Workshop



Post-it Workshop



Hands-on Planning



Hands-on Planning Workshop



Site Tour



Post-it Workshop



Report Back

## Community Planning Weekend Programme

Friday 30 November  
Mansefield House

Saturday 01 December  
Mansefield House

Afternoon

All day

1.45	Background exhibition open	10.45	Background exhibition open
2.00	Welcome and Introduction	11.00	Welcome and Introduction
2.10	Dialogue Workshop	11.10	Dialogue Workshop
	Young People's Workshop		Young People's Workshop
3.15	Refreshment break	12.45	Lunch break
3.30	Hands-on Planning Groups	1.30	Hands-on Planning Groups
4.45	Refreshment break		Young People's Workshop
5.00	Feedback	2.45	Refreshment break
5.30	Workshops conclude	3.00	Feedback
6.30	Event closes	3.30	Next Steps
		4.00	Workshops conclude
		4:30	Event closes

## Report Back Presentation

Tuesday 04 December  
Mansefield House

Evening

6.45	Doors open
7.00	Report Back of the Vision for Rugeley Power Station
8.30	Close

# Rugeley Power Station Community Planning Weekend

## Collaborative Placemaking: Building a Vision Together



### ABOUT US

We put people at the heart of the planning process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Far from imposing ready-made off the shelf solutions, we will build a vision together. This leads to places that are vibrant, valued and sustainable from the outset.

We approach all our projects through a process of Understanding, Engaging, Creating.

Understanding the DNA of a place is fundamental to successful placemaking. We don't stop until we truly get under the skin of a place and identify what makes it special.

Engaging stakeholders and the wider community at an early stage encourages understanding, creates shared ownership, and allows the construction of a collective vision.

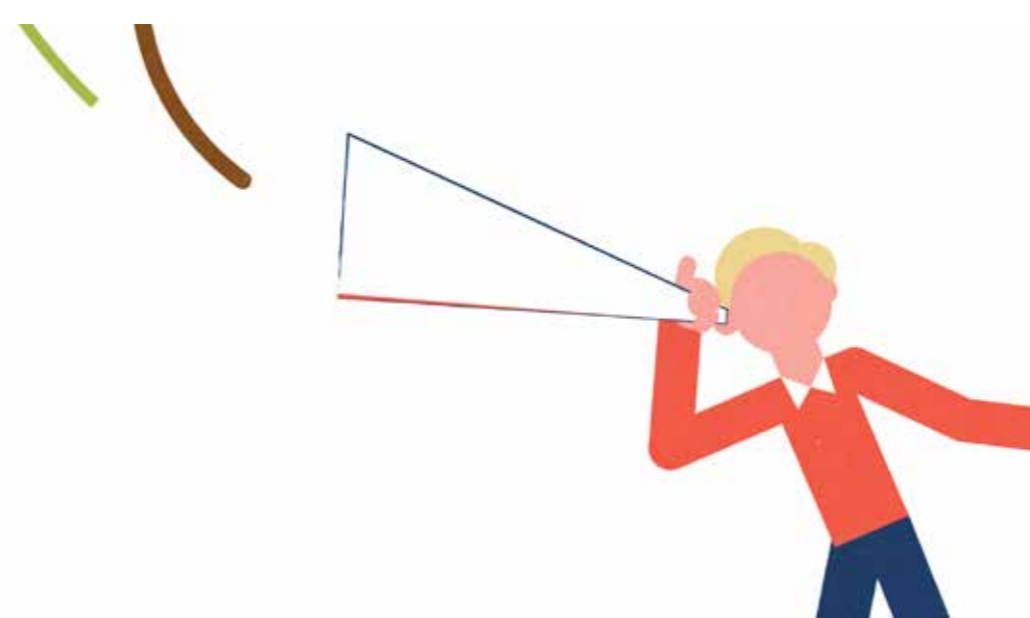
Creating begins with the visioning process and ends with physical interventions. Along the way there are many issues to resolve and many actions to co-ordinate.

This adds up to a process we call "Collaborative Placemaking".

### "Collaborative Placemaking"



### We listen



### We debate



### We draw together



### We create new places and breathe life into old ones



# Rugeley Power Station Community Planning Weekend

## ENGIE



ENGIE is a leading Energy, Services and Regeneration company who has owned & operated Rugeley Power Station since prior to its closure in 2016.

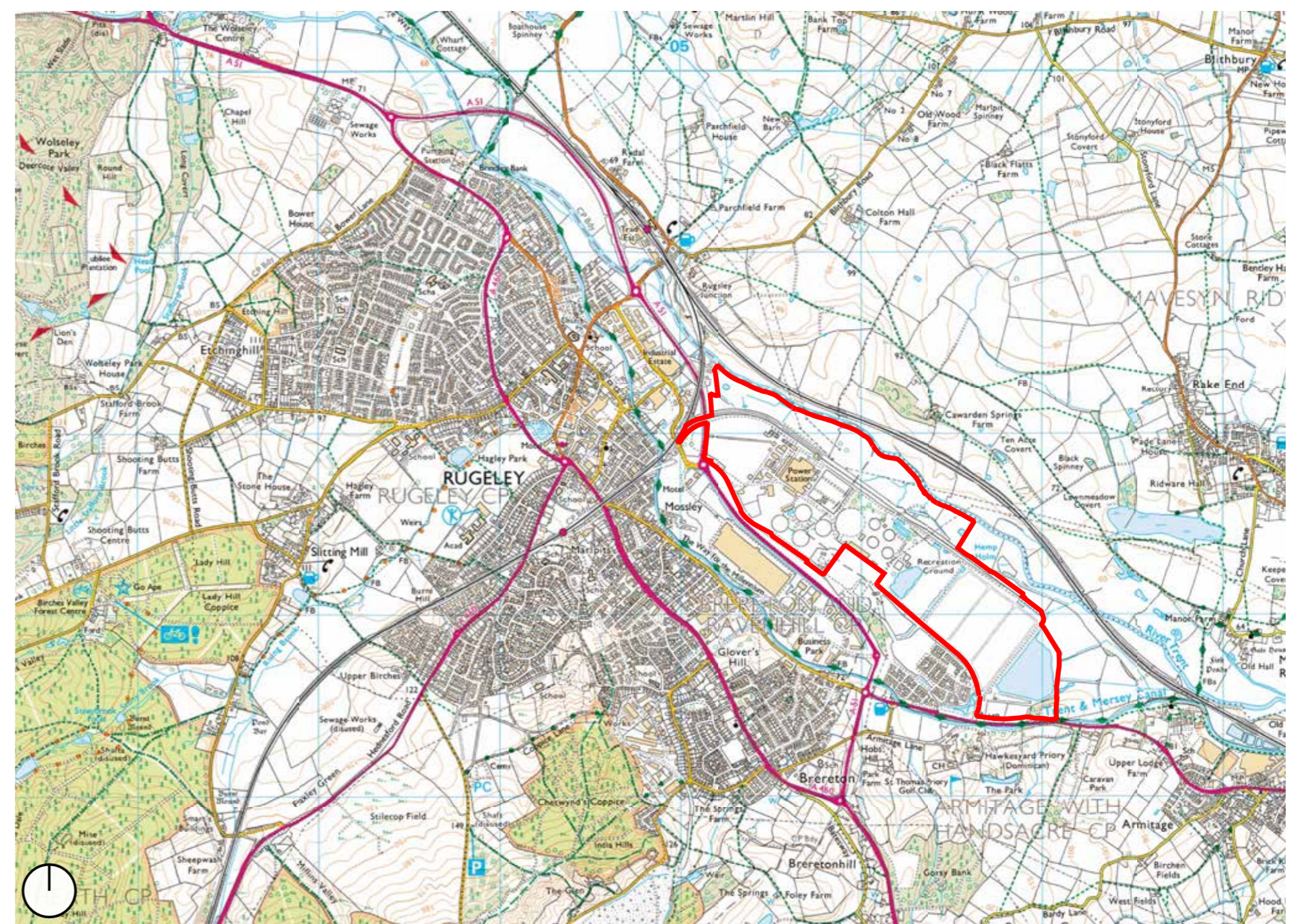
As well as being a UK player in flexible and increasingly low-carbon electricity generation, ENGIE goes beyond traditional energy supply. ENGIE is also number 1 in UK Regeneration services – creating places where people want to live and work. ENGIE's breadth of capabilities enables it to partner with its customers and local communities - to serve them more effectively.

ENGIE is committed to improving the environment we all live in and is well-positioned to deliver the transformation of the Rugeley Power Station site. It works as a strategic partner to provide bespoke, outcome-based solutions that address each town, city or region's most pressing needs. Not only does ENGIE create these communities, but it also has the expertise to maintain and support them – ensuring that sustainable initiatives deliver a lifelong impact.

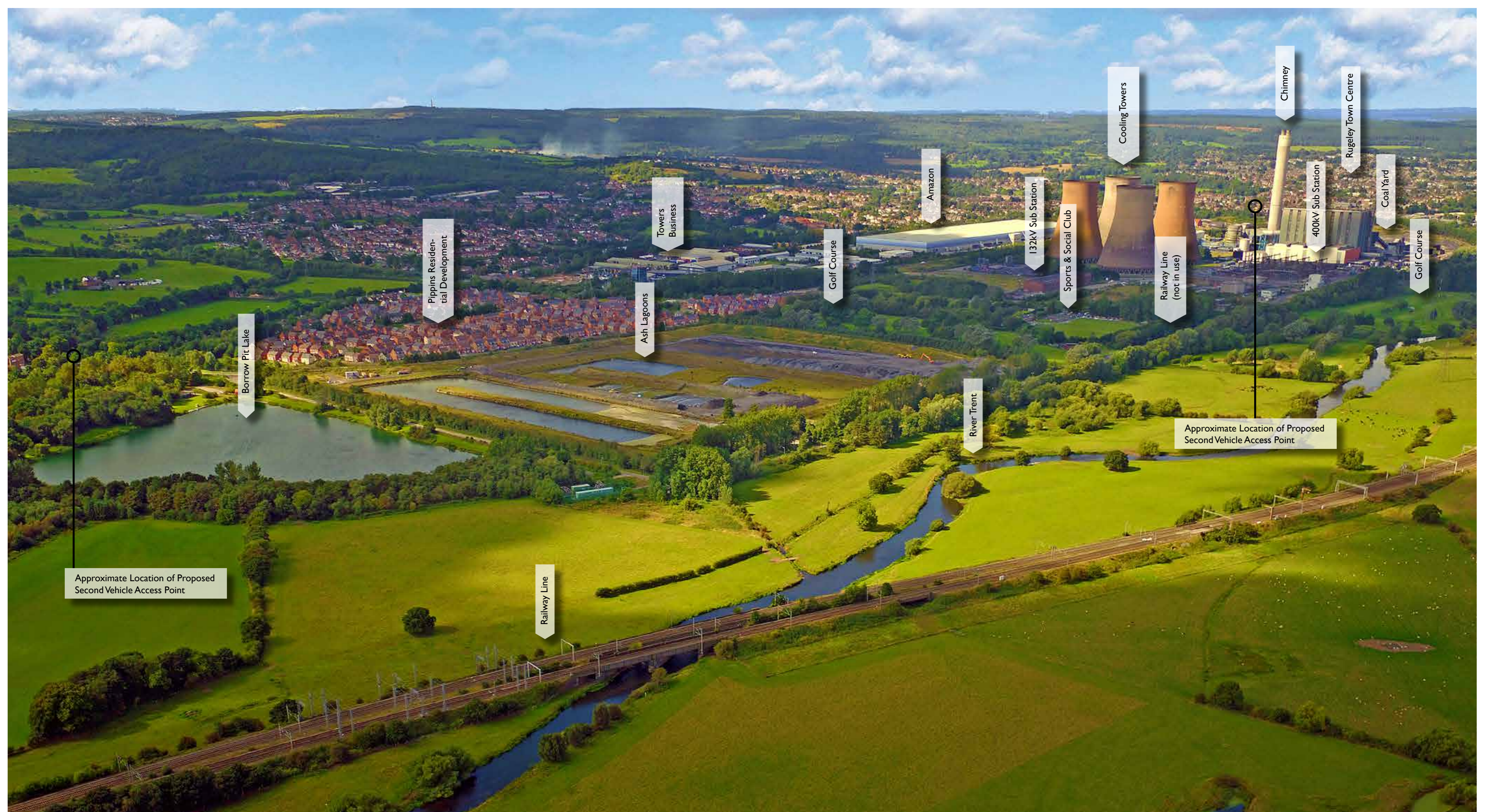
ENGIE's customers benefit from energy efficient and smart building solutions, the provision of effective and innovative services, the transformation of neighbourhoods through regeneration projects, and the supply of reliable, flexible and renewable energy.

ENGIE's 17,000 employees here in the UK improve lives through better living and working environments - balancing performance with responsibility, enabling progress in a harmonious way.

*“ENGIE is utilising its breadth of expertise to affirm its commitment to Rugeley”*



Site Location



Rugeley Power Station



Rugeley Power Station Community Planning Weekend is being organised by JTP on behalf of ENGIE. For more information please visit [jtp.co.uk/projects/rugeley](http://jtp.co.uk/projects/rugeley) or contact the Community Planning team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or on Freephone 0800 0126730.



# Rugeley Power Station Community Planning Weekend

## The Team

jtp

### ARCHITECTS / URBAN DESIGNERS

JTP is an award-winning international placemaking practice of architects and urban designers with extensive experience of delivering successful projects throughout the UK and internationally. We are passionate about placemaking and our unique approach has received high praise, recognised with over 200 design awards over the past twenty years.

BMD

### LANDSCAPE ARCHITECTS

BMD specialise in the creation of people-focused, sustainable landscapes, open spaces and public realm. Our experience has taught us that the key to successful project delivery is forging good relationships and establishing a shared vision that everyone can buy into. Our placemaking approach is informed by an iterative, contextual design process that focuses on realising a design vision and delivering places of enduring quality.

savills

### PLANNERS

Savills is one of the world's leading property agents with some 240 planning specialists covering every sector and area in the UK. The Birmingham Planning team and the Southampton Environmental Impact Assessment team will be providing expert guidance to achieve the best possible development at Rugeley Power Station.

AECOM

### ENGINEERS

AECOM is a global network of experts working with clients, communities and colleagues to develop and implement innovative solutions to the world's most complex challenges. We connect expertise across services, markets, and geographies to deliver transformative outcomes. We design, build, finance, operate and manage projects that unlock opportunities, protect our environment and improve people's lives.

mode

### TRANSPORT PLANNERS

Mode is an independent consultancy offering impartial transportation planning advice and transport engineering design to the development industry. We specialise in understanding the process associated with preparing planning applications for new developments and seek to deliver clear and commercially viable planning solutions.

atmos  
CONSULTING

### ECOLOGIST

Atmos is a highly respected, modern and dynamic environmental and planning consultancy practice, delivering on a diverse range of projects for a broad and expanding portfolio of clients. The Atmos philosophy built on our passion for the natural and built environment, together with our commitment to sustainable development.



Illustration of proposed residential neighbourhood in East Molesey



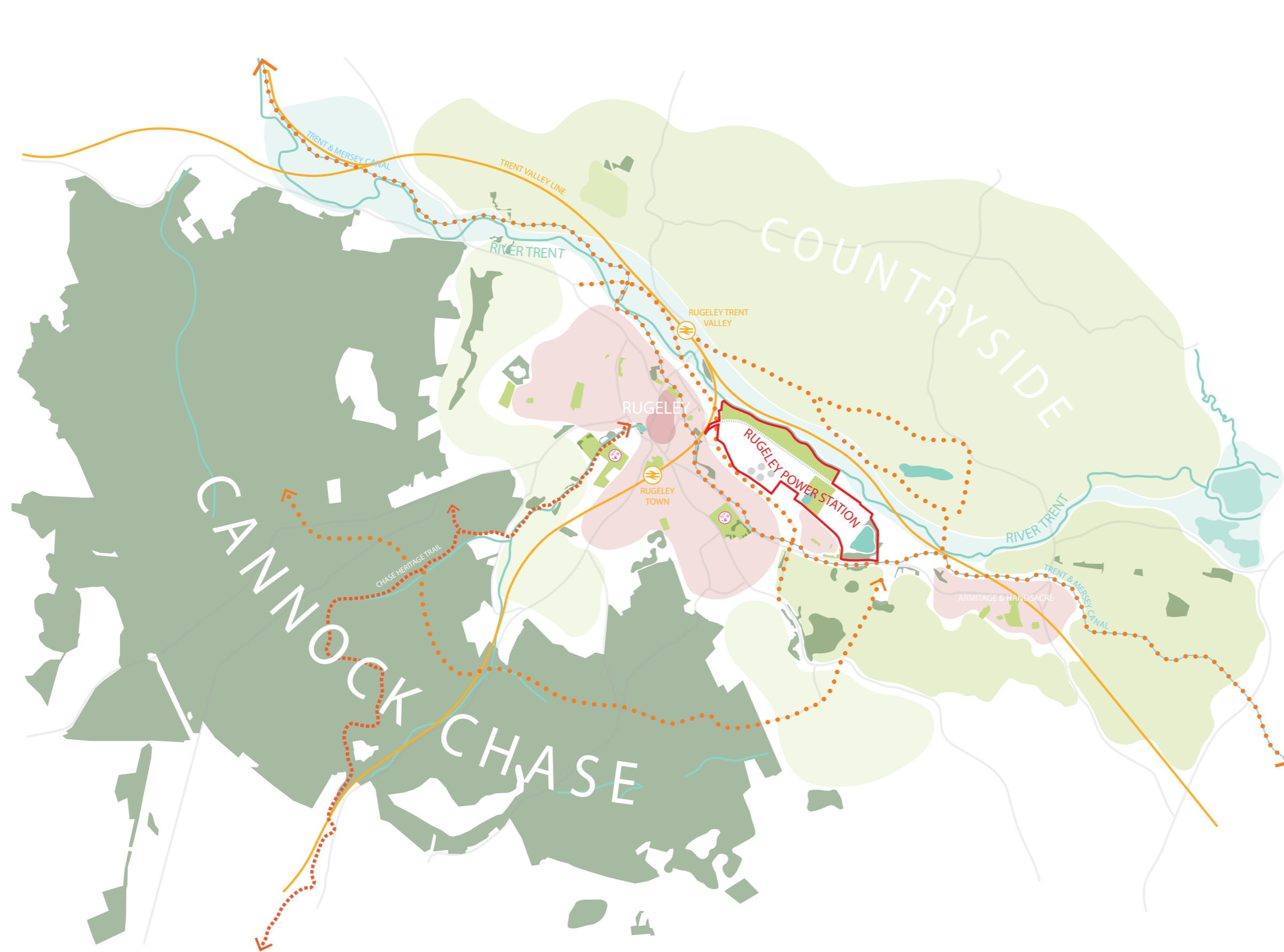
Illustration of proposed park at Sutton Road, Maidstone



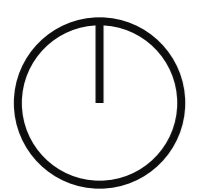
Illustration of proposed mixed use hub, Rugby

# Rugeley Power Station Community Planning Weekend

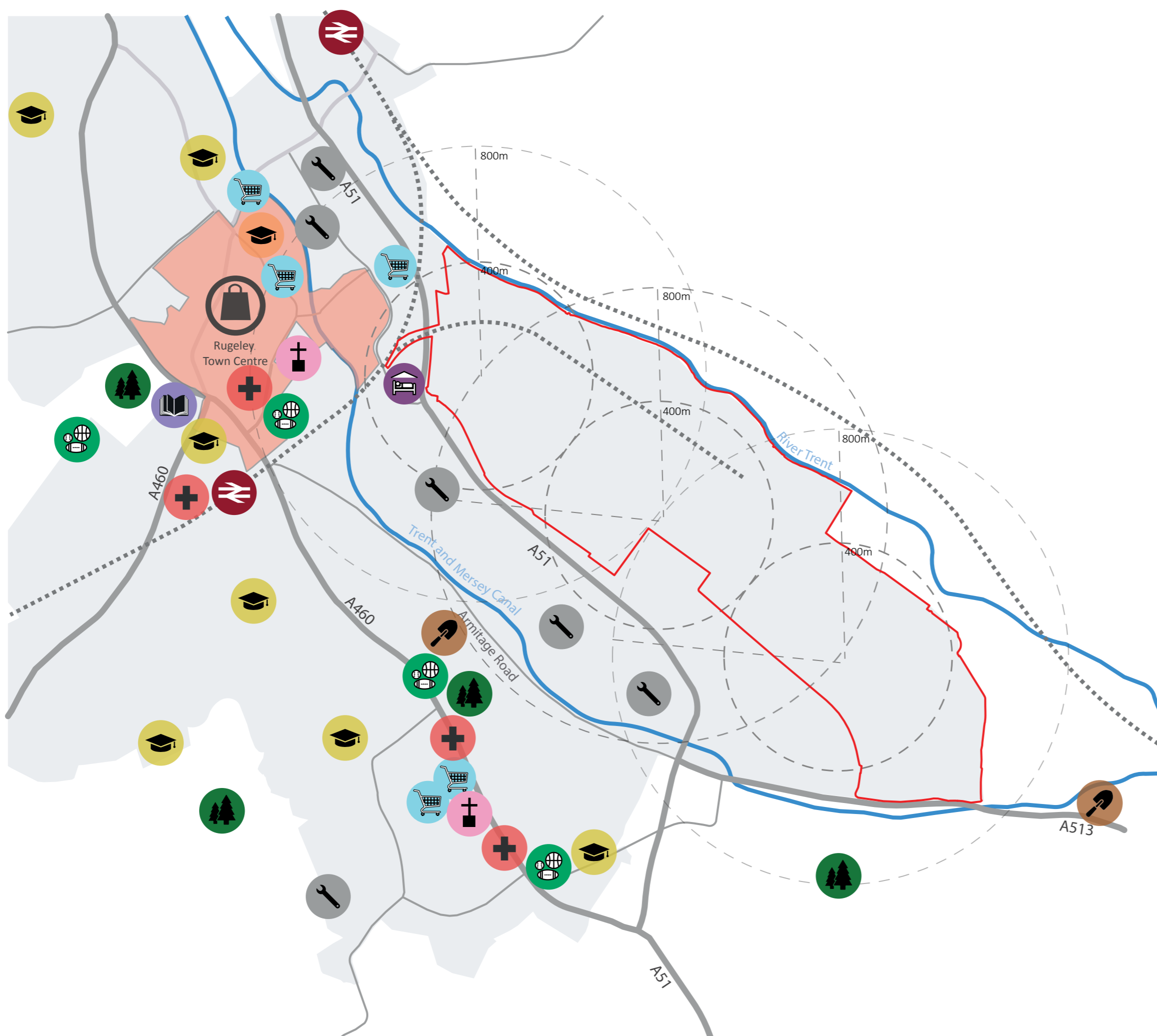
## Wider Context



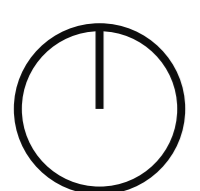
- Site Boundary
- Rugeley Town Centre
- General Urban Area
- Cannock Chase
- The Countryside
- Amenity Space
- Water Bodies
- Routes
- Chase Heritage Trail
- Existing Rail Line



Surrounding Area



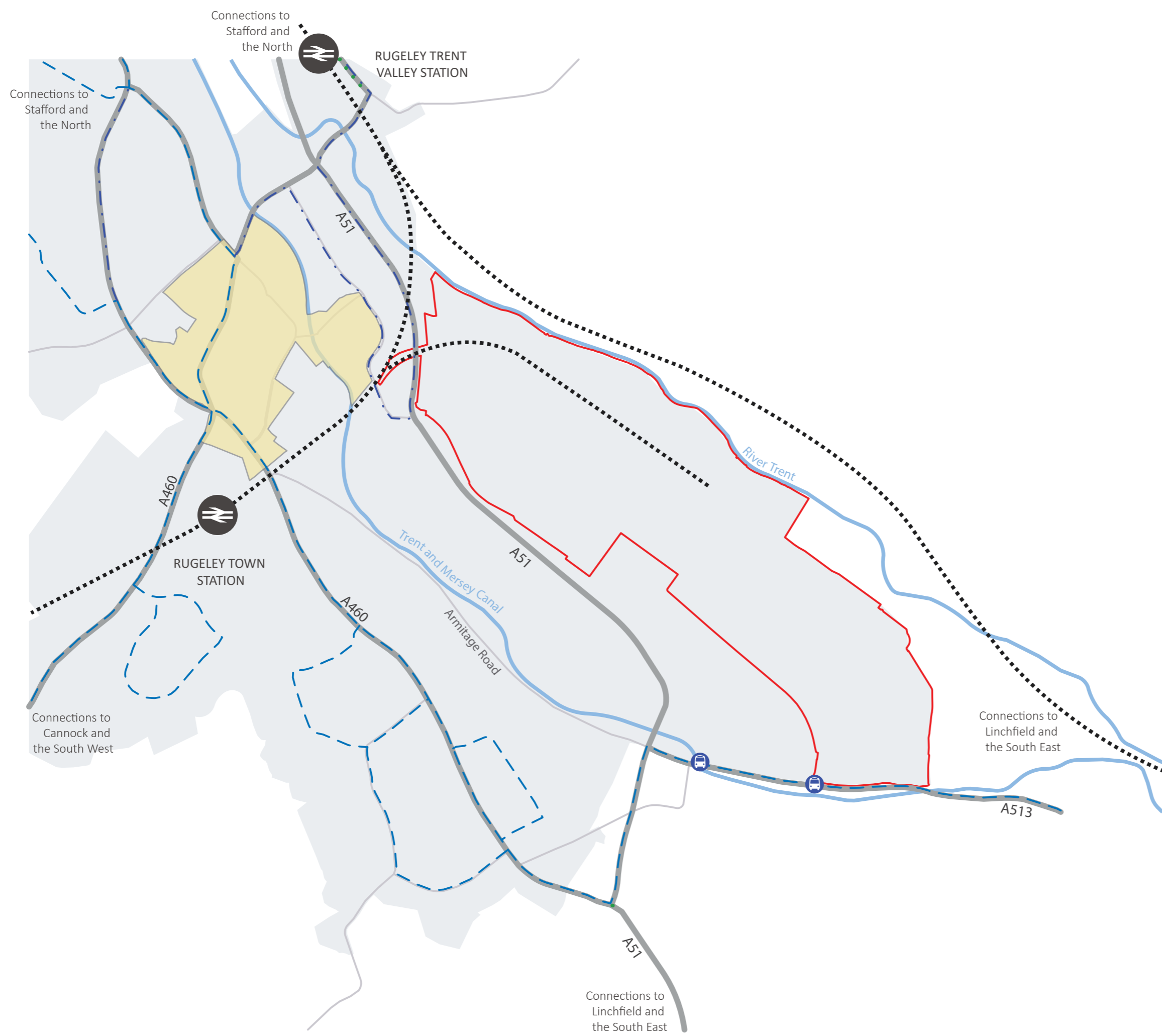
- Train Station
- Rugeley Town Centre
- Open Space
- Allotments
- Primary School
- Secondary School
- Sports Facilities
- Medical Facilities
- Supermarket
- Church
- Services
- Library
- Hotel



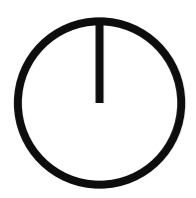
Local Facilities

# Rugeley Power Station Community Planning Weekend

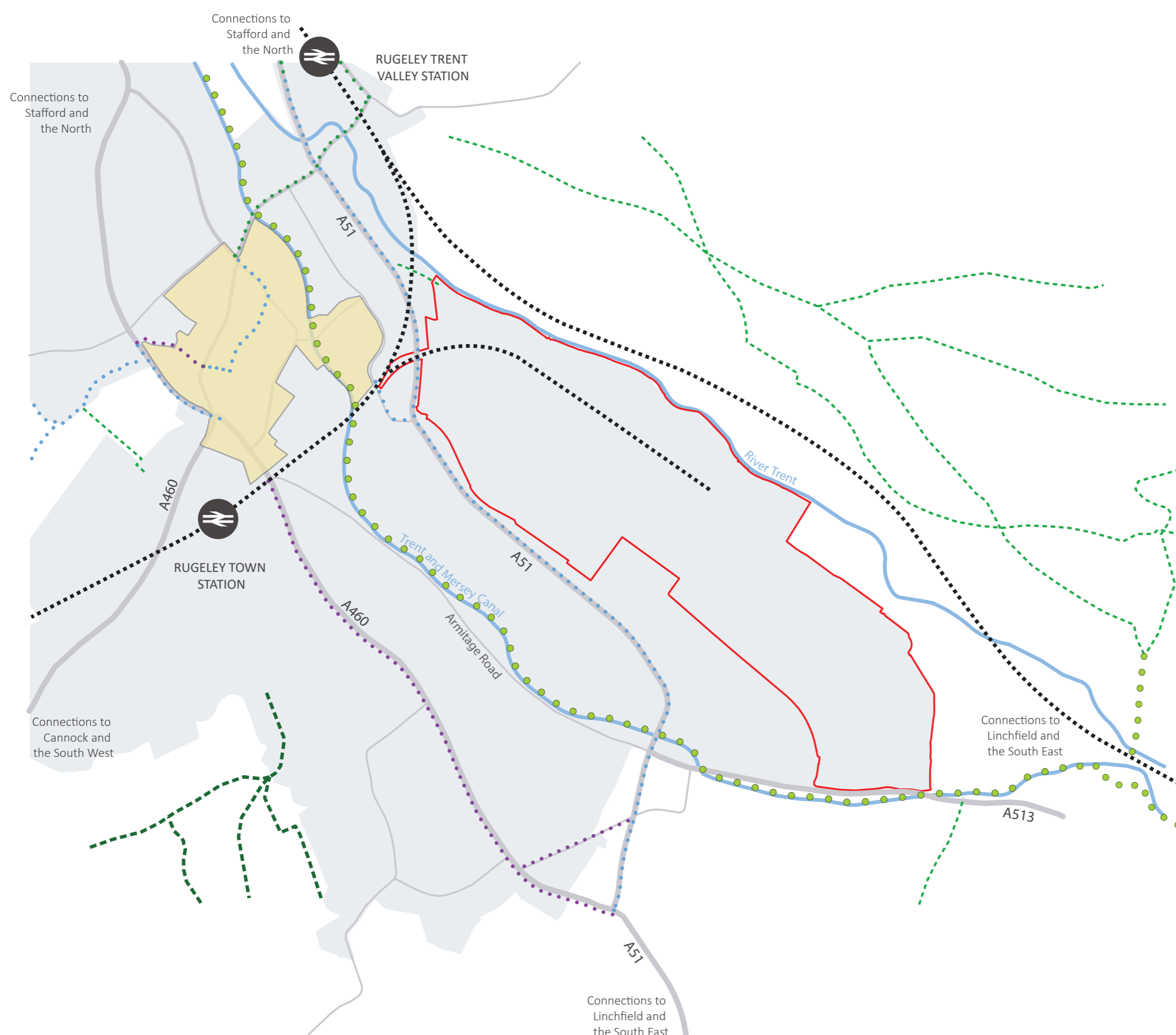
## Transport & Movement



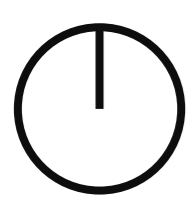
- Site Boundary
- Rugeley Town Centre
- Rugeley General Urban Area
- Existing Rail Line
- Train Station
- Frequent Bus Service
- Less Frequent Bus Service
- Bus Stop Within 400m - 800m from the Site
- Primary Roads



Vehicular Movement



- Site Boundary
- Rugeley Town Centre
- Rugeley General Urban Area
- Existing Rail Line
- Train Station
- PRoW - Footpath
- PRoW - Bridleway
- PRoW - Recreational Route
- National Cycle Route - on road
- National Cycle Route - traffic free



Pedestrian & Cycle Movement

# Rugeley Power Station Community Planning Weekend

## Site Location



Rugeley Power Station Site



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# Rugeley Power Station Community Planning Weekend

## Site Photographs



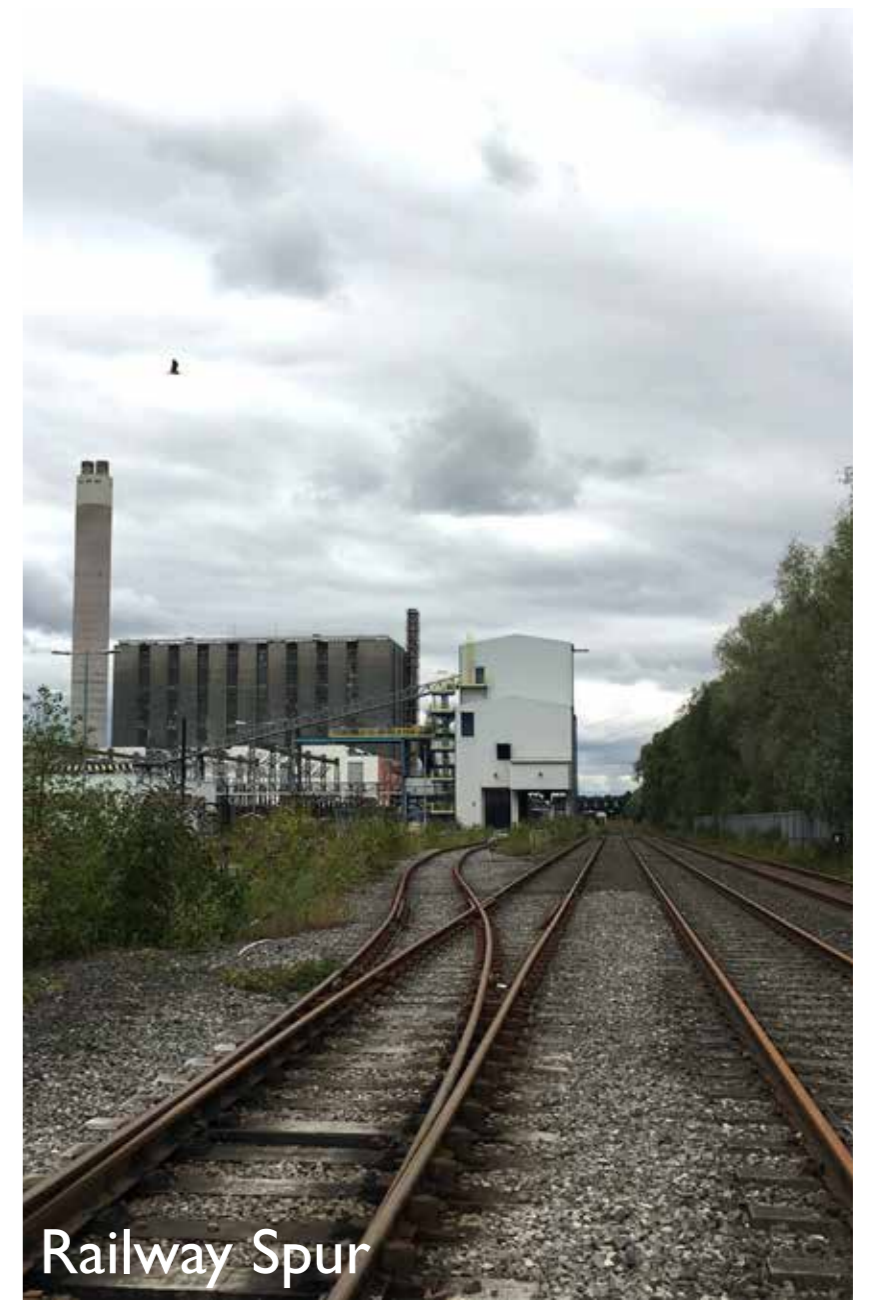
Cooling Towers



132kV Sub Station



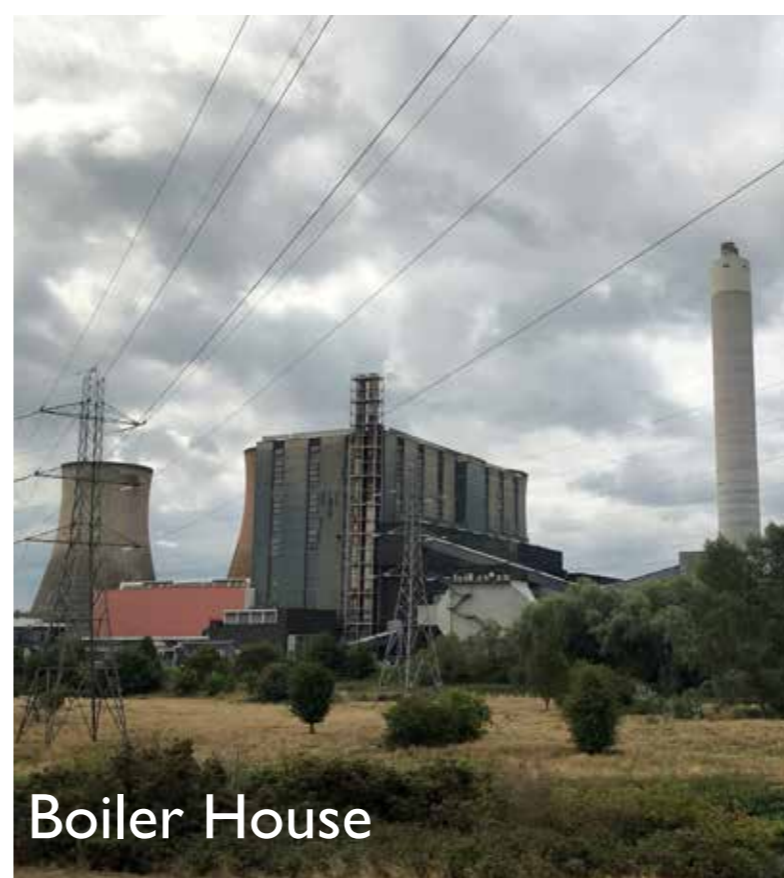
400kV Sub Station



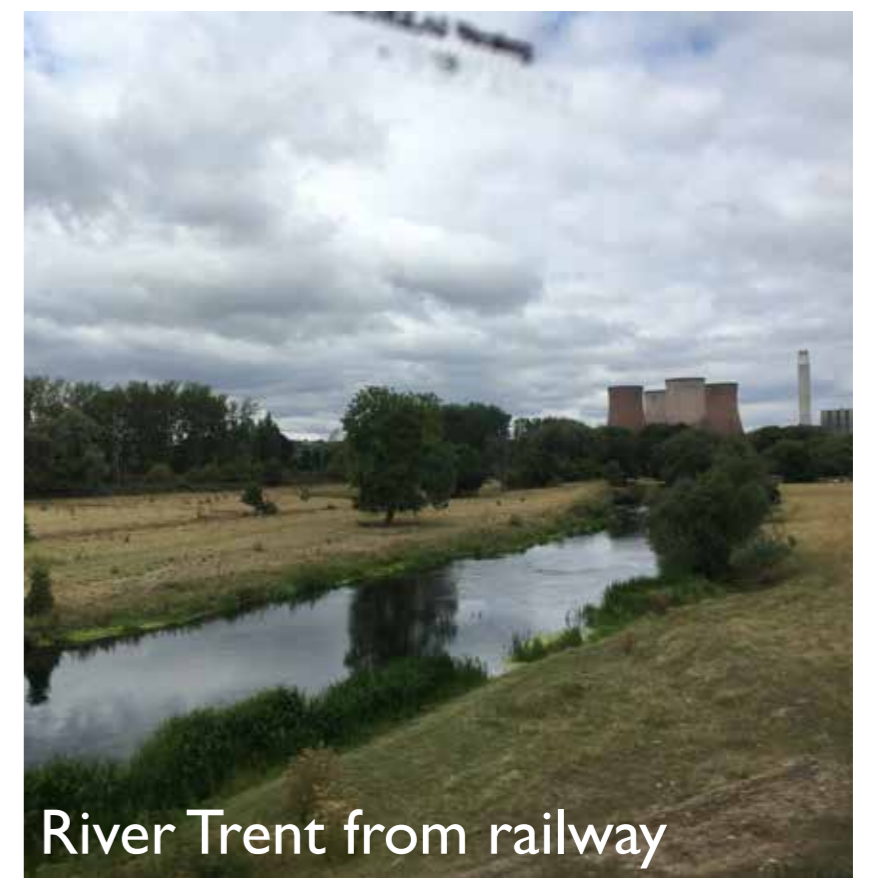
Railway Spur



River Trent



Boiler House



River Trent from railway



Borrow Pit Lake



Ash Lagoons



Ash Lagoons



Environmental building



Allotments



# Rugeley Power Station Community Planning Weekend

## Demolition

ENGIE have received approval from both Lichfield District Council and Cannock Chase District Council to commence the demolition of Rugeley Power Station and have appointed specialist contractor Brown and Mason to carry-out the works.

Brown and Mason are one of Europe's largest Demolition, Dismantling and Decommissioning companies. Having carried-out the removal of asbestos and total Decommissioning, Dismantling and Demolition of over 50 power stations, Brown and Mason complete all projects safely, competently and efficiently - to an agreed programme.

The company delivers total project management through their extensive team of experienced professionals. Brown and Mason are also long-standing members of the National Federation of Demolition Contractors (NFDC) and the Asbestos Removal Contractors Association (ARCA).

Brown and Mason have been mobilising on-site at Rugeley over recent months. In line with the conditions associated with the Council approvals, structural demolition will shortly commence once all the building interiors have been removed. Overall the demolition of the power station and associated buildings is scheduled to take approximately two and a half years.

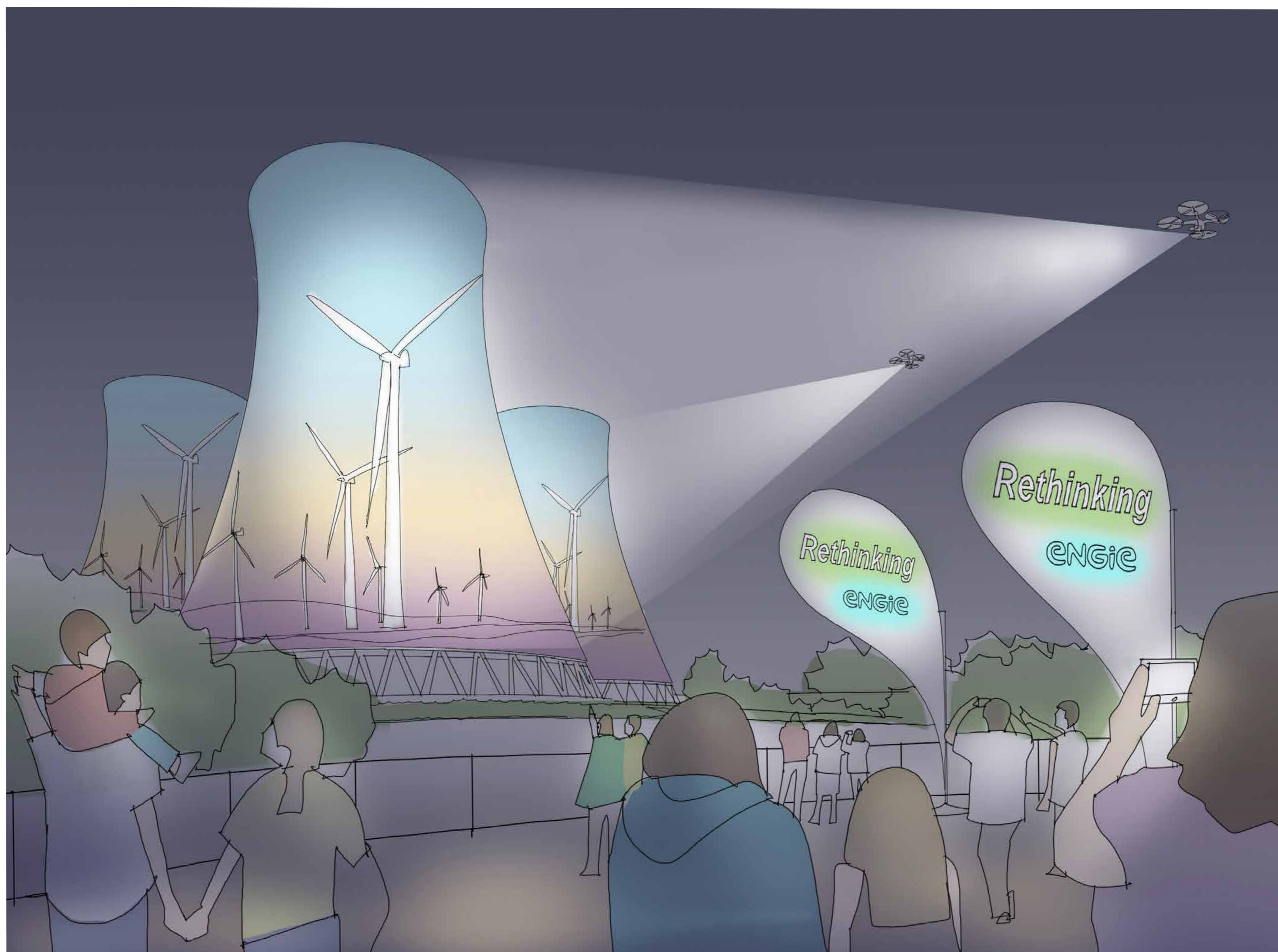


Illustration of community event prior to demolition day

# Rugeley Power Station Community Planning Weekend

## Planning Context

This section outlines the relevant planning policy context for the site which straddles the boundary between two Local Planning Authority ('LPA') areas: Cannock Chase District Council ('CCDC') and Lichfield District Council ('LDC'). The site is wholly within the boundary of Staffordshire County Council. The following summarises the key Local Plan documents for CCDC and LDC.

### Cannock Chase:

The adopted local development framework for CCDC comprises the Cannock Chase Local Plan Part I (2014) and the Rugeley Town Centre Area Action Plan. The Local Plan Part I provides strategic context and core policies for the district between 2006 – 2028. Under the adopted Local Plan, Rugeley Power Station is not allocated for a specific use with the exception of the land between the railway line and the River Trent which is part of the 'Green Space Network' (Policy CP5). This is shown on Fig 1. Amongst the Local Plan's key objectives are the following:

- Provide for housing choice
- Encourage a vibrant local economy and workforce
- Provide well managed and appreciated environments
- Support a greener future

The site is located within Brereton and Ravenhill's designated Neighbourhood Plan Area. As of yet, a draft Neighbourhood Plan has not been published.

CCDC are in the early stages of producing a new Local Plan which, once adopted, will replace the Local Plan Part I (2014). The next public consultation on this plan is expected in early 2019.

### Lichfield:

The local development framework for LDC comprises of the adopted Local Plan Strategy which covers the period between 2008 – 2029. Under this Plan, the majority of the site is not allocated for a specific use but the 'Borrow Pit Lake' in the south eastern edge forms part of the East of Rugeley strategic development allocation. This is shown on Fig 2. The East of Rugeley Policy provides for a Strategic Development of approximately 1,130 dwellings as part of a sustainable, mixed-use development by 2029.

LDC are currently producing a Local Plan Allocations document which, when adopted, will supplement the Local Plan Strategy document. This Plan is expected to be adopted in early 2019. In the Local Plan Allocations document, the whole of the Rugeley Power Station is allocated for a minimum of 800 homes (Policy R1). This is shown on Fig 3. Policy R1 states that development proposals should be guided by the Rugeley Power Station Supplementary Planning Document (adopted February 2018) and Appendix E of the Plan sets out site concept rationale which includes providing a minimum of two access points and a continuous network of pedestrian, cycle and vehicular routes, producing a landscape framework that integrates the development within the landscape and retaining the existing allotments.

The site is located within Armitage with Handsacre Neighbourhood Plan Area. Armitage with Handsacre Neighbourhood Plan was made in October 2018.

### Rugeley Power Station Development Brief Supplementary Planning Document:

This document was adopted by LDC and CCDC in February 2018 and it sets out the joint aspirations of both LPAs for the redevelopment of Rugeley Power Station. This document is a material consideration and will be used as guidance in regards to layout, form and quality of development on site. The document also provides the vision for the site and sets out key development principles relating to; land use (a mixture of residential and employment with community uses and education provision), connectivity, heritage & conservation, access & movement, open space & green infrastructure, ecology & biodiversity, flood risk & drainage and development layout.

“The overall aim for the site is to create a well-designed mixed use development which incorporates market housing, affordable housing, self-build housing, employment provision, education provision and open space and recreational facilities. It is envisaged that the new development will become a popular residential neighbourhood and place of work, creating a network of pedestrian and cycle routes and open spaces which connect the site with the surrounding area and respond to the local context”

Vision for Rugeley Station Development Brief SPD

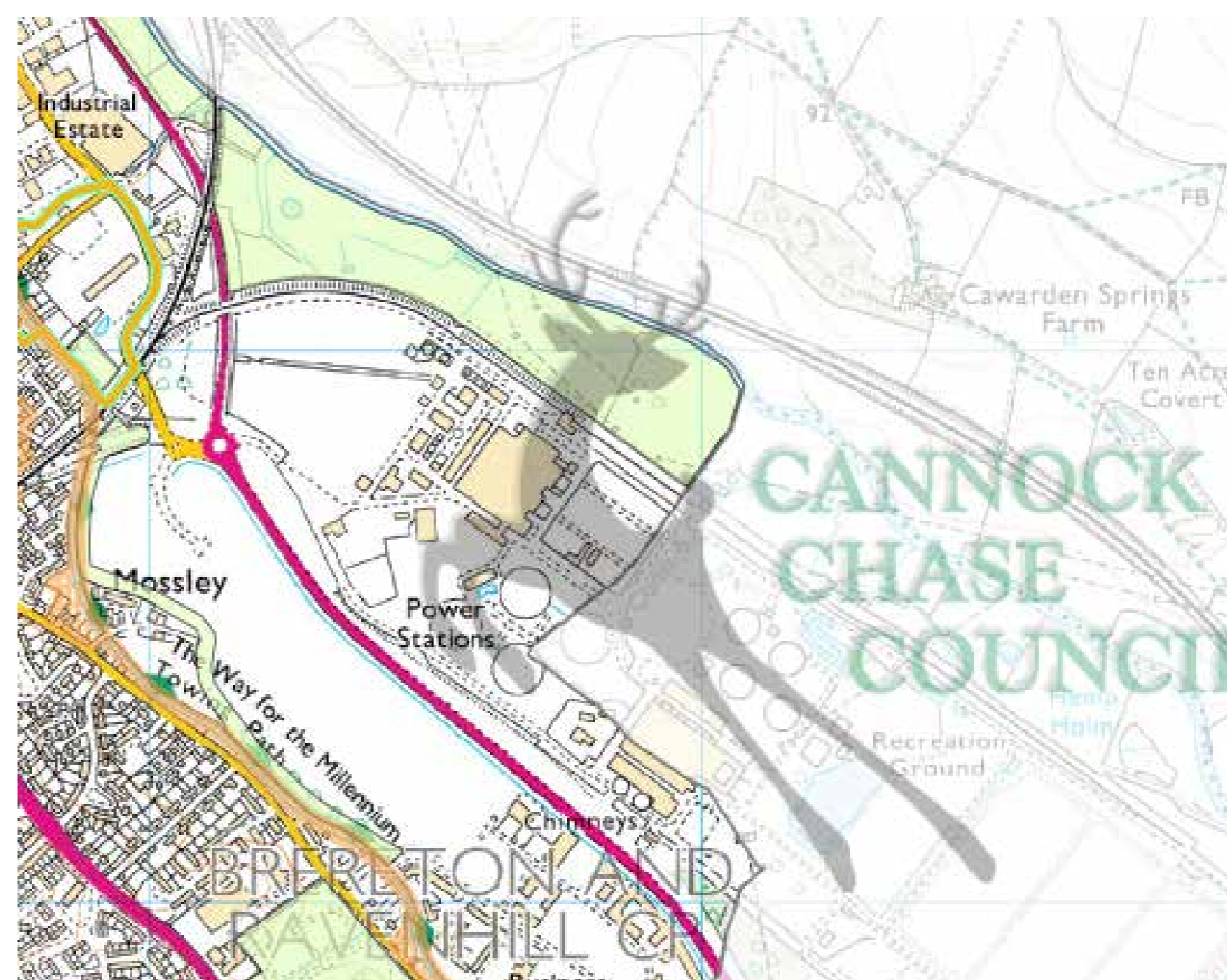


Figure 1 : Cannock Chase District Council Local Plan



Figure 2 : Lichfield District Council Local Plan

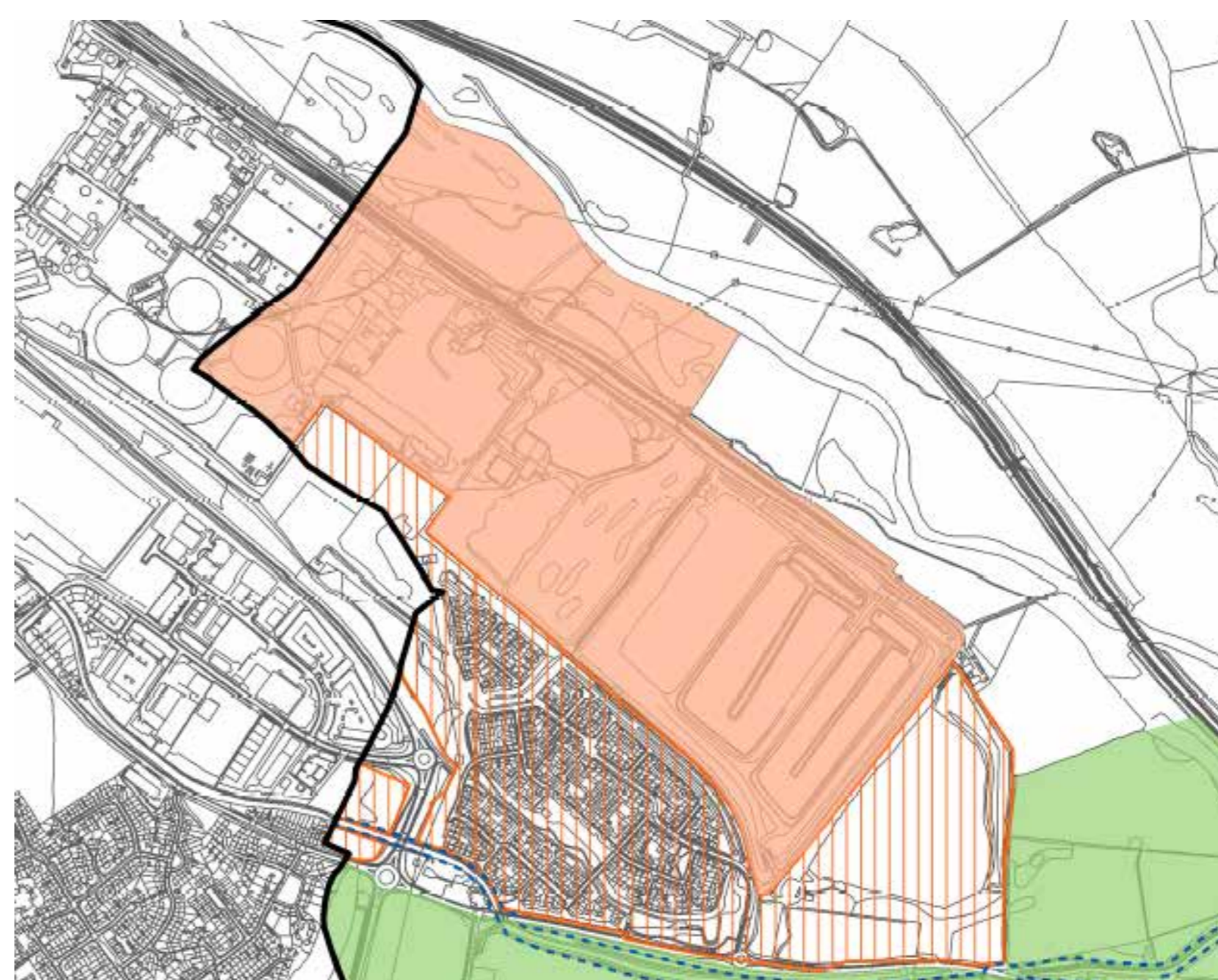


Figure 3 : Lichfield District Council Local Plan Allocations

# Rugeley Power Station Community Planning Weekend

## Ecology & Biodiversity

Atmos Consulting are working with ENGIE to identify areas of the site with ecological sensitivity to retain and enhance, and will advise on methods to protect species present in areas which may be developed.

Over time, nature has begun to claim back these areas previously worked for the Rugeley Power Station. There are kingfisher using the drainage channels, sand martins in the Ash Lagoons and otter on the Borrow Pit Lake. Keeping habitat for species such as these as well as the mature trees will be an important feature in the proposals.

The former golf course are no longer managed meaning they are more attractive and biodiverse. The golf course alongside the River Trent supports mature trees, grassland and ponds and will feature in plans to enhance the biodiversity as well as to open up for public access.

Rugeley Power Station supports diverse habitats, some of which are related to its industrial history as a coal-fired power station site. Ecology surveys have been undertaken over many years on the site providing a wealth of knowledge to ensure that the future development proposals can take the opportunity to retain and enhance areas of ecological value for habitats and the species they support.

Surveys have been carried out for; habitats, bats, badgers, otter and water vole, reptiles, great crested newt and breeding birds.



Badger



Blue Tit Chicks



Peacock Butterfly



Pipistrelle Bat



Golf Course Pond



Sand Martin Bank



Regenerating Ash Lagoons

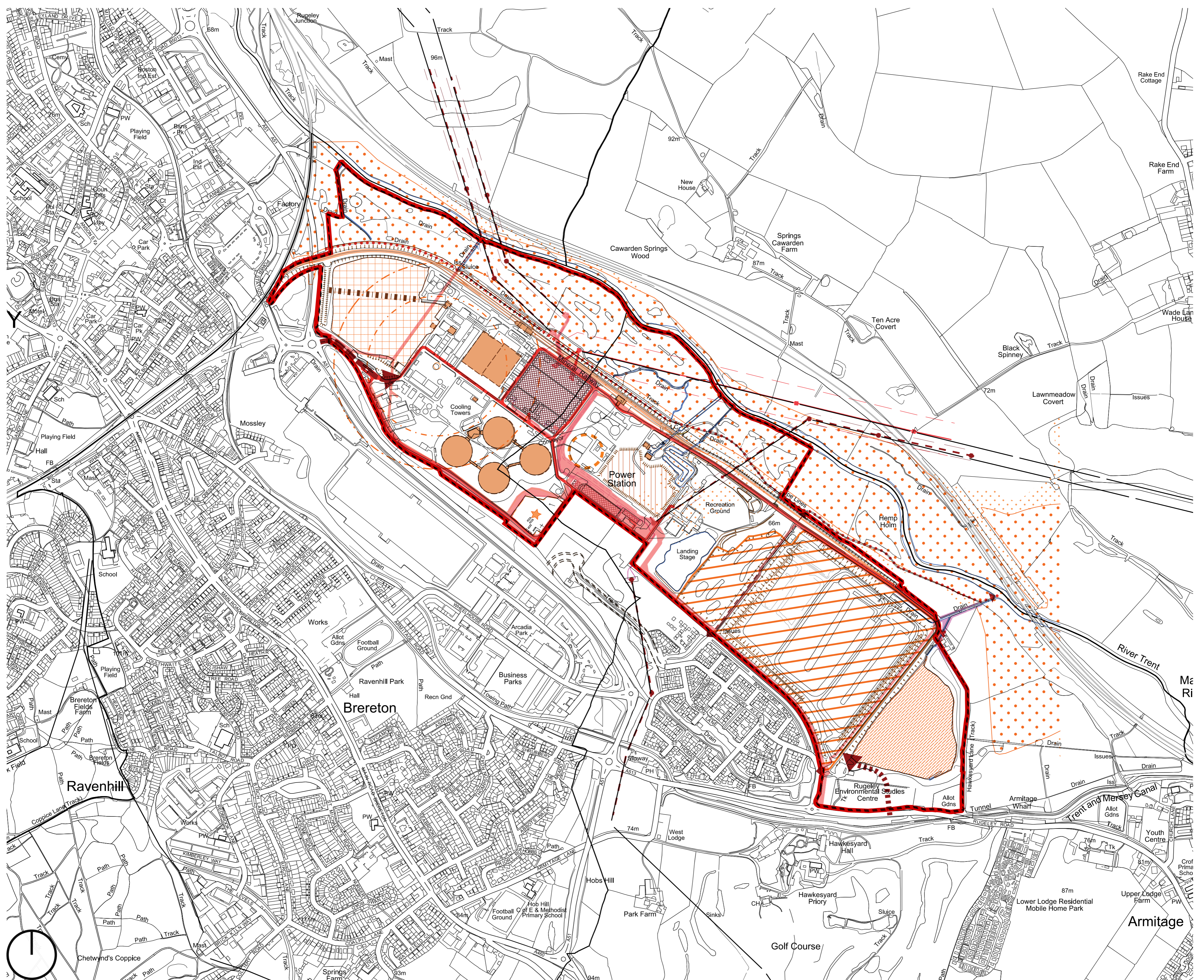


Borrow Pit Lake

# Rugeley Power Station Community Planning Weekend

## Site Constraints

- |   |   |   |   |  |  |
|---|---|---|---|--|--|
| Primary Access of existing main site access     | Zones containing underground utilities to be retained | Existing alignment of Brook to be retained                      | Footprint of former Station 'A' dry cooling towers      | Elevated area of ash & aggregate waste - potential need to restore | 200m & 300m demolition drop zones to FGD cooling towers          |
| New Second Access off Rugeley Road              | 132kV overground cables with recommended 15m offset   | Drainage link to River Trent to be retained                     | Existing land embankments - potential need to re-grade  | Existing Borrow Pit (approx 11m deep)                              | Footprint of former stacker track containing sub-structure       |
| Areas to be retained to accommodate substations | 400kV overground cables with recommended 50m offset   | Former coal stock area - some restoration likely                | Existing railway tracks and sleepers                    | Areas with substantial sub-structure                               | Flood Zone 3 (1 in 100 or greater chance of flooding each year)  |
| Existing Way-Leaves to be retained              | Open drain linking mains water drain to River Trent   | Former and existing Ash Lagoon area - restore ground conditions | Existing waterways - lakes, pools, ditches, streams etc | Potential location for proposed battery farm                       | Flood Zone 2 (1 in 1000 or greater chance of flooding each year) |

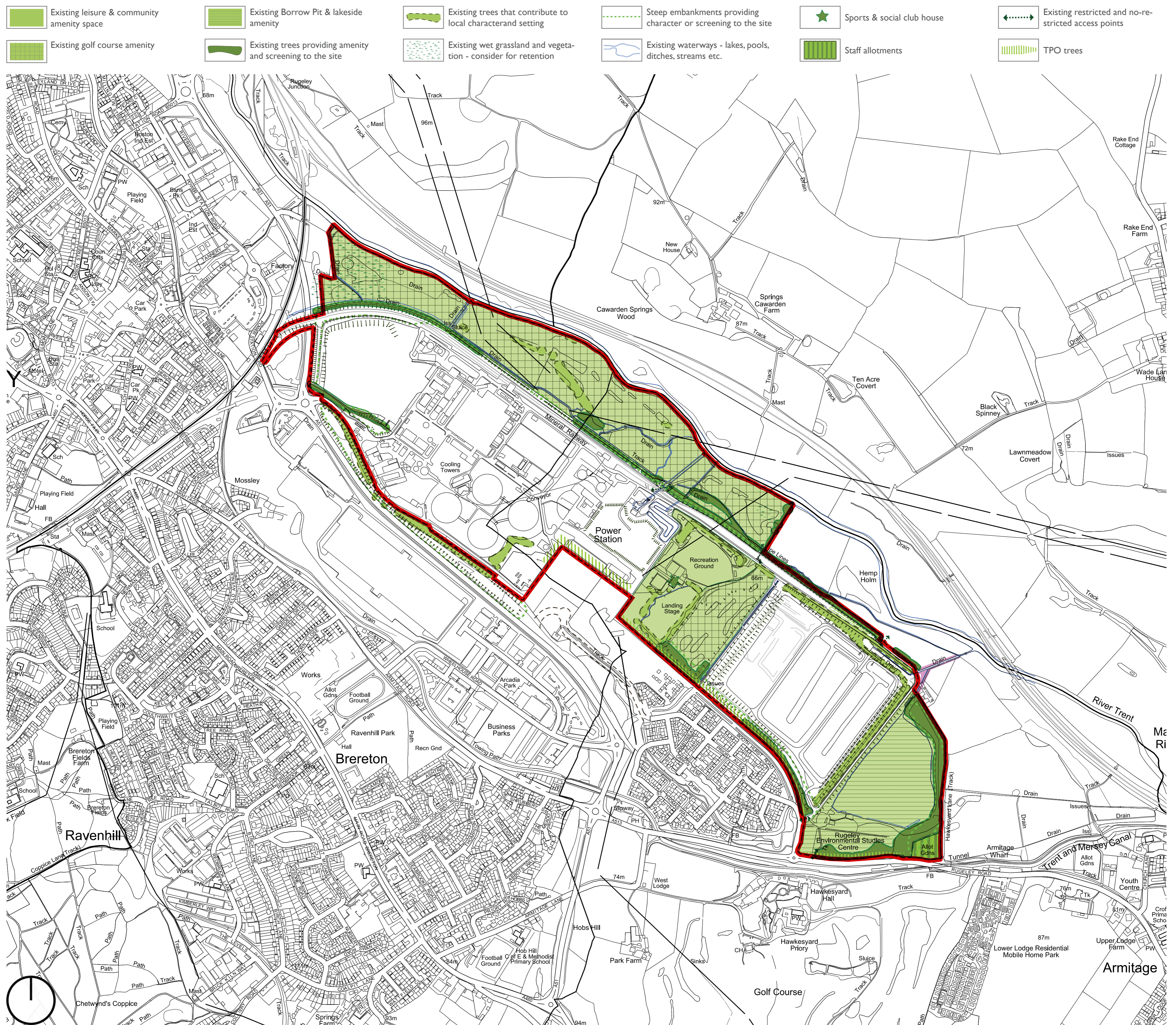


Site Constraints - Fixed & Intermediate



# Rugeley Power Station Community Planning Weekend

## Site Constraints

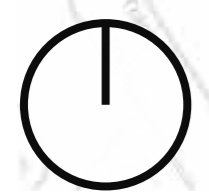
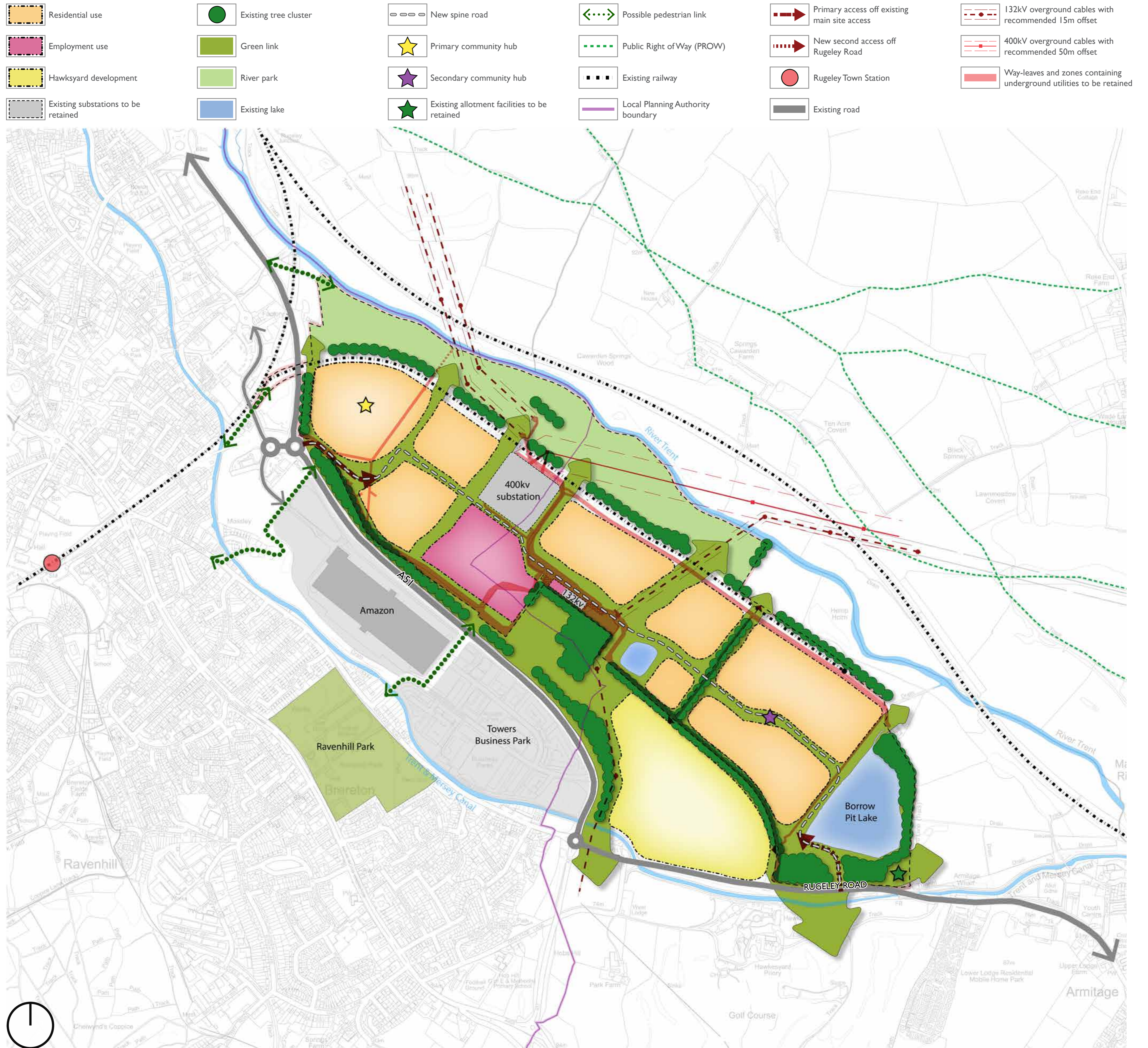


Site Constraints - Landscape & Community



# Rugeley Power Station Community Planning Weekend

## Site Opportunities



Site Opportunities - Conceptual Layout