

# RUGELEY POWER STATION

## WELCOME

### INTRODUCTION

ENGIE, the owner of Rugeley Power Station, are a leading Energy, Services and Regeneration company focused on three key activities:

- production and supply of energy;
- facilities management; and
- community regeneration

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 through a mixed-use development.

ENGIE is committed to working closely with the local community to plan the future for the site and has appointed architects and community planners JTP to facilitate the Community Planning process.

The engagement undertaken as part of Community Planning process with stakeholders and the local community has been key to guiding the evolving design proposals and the approach has been to work in partnership with these bodies to develop a scheme to incorporate their aims and objectives.

### COMMUNITY PLANNING WEEKEND

Over 400 people took part during the Community Planning Weekend, which was an opportunity for the local community to share local knowledge and contribute to shaping the Vision through facilitated workshops, walkabouts and hands-on planning groups. The community planning weekend took place from Friday 30 November to Tuesday 4 December 2018.

### REPORT BACK PRESENTATION

After the public workshop days, the ENGIE team analysed and summarised the outcomes and drew up a Vision for the Power Station site, including an illustrative masterplan. This was presented back to the local community on Tuesday 4 December 2018.

### RENAISSANCE FORUM

Around 75 people attended the first Rugeley Power Station Renaissance Forum on Wednesday 30 January 2019 in the Brereton & Ravenhill Parish Hall. Participants heard the latest updates about the Power Station regeneration and discussed how the community can continue to be involved in shaping the future.



# RUGELEY POWER STATION

## THE SITE - AS EXISTING



# RUGELEY POWER STATION

## SITE PHOTOGRAPHS



Cooling Towers



132kV Sub Station



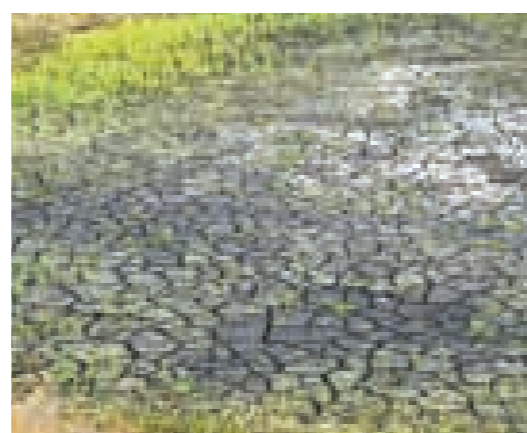
400kV Sub Station



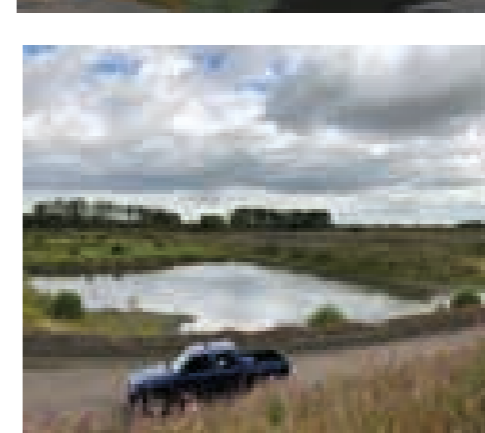
Railway Spur



River Trent



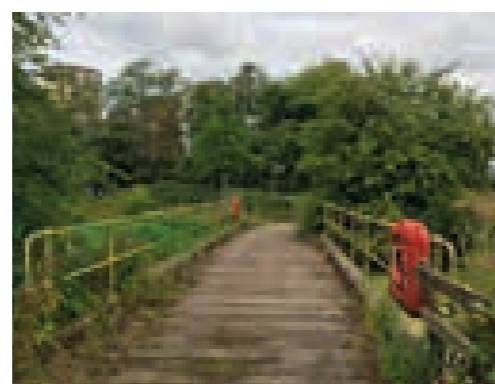
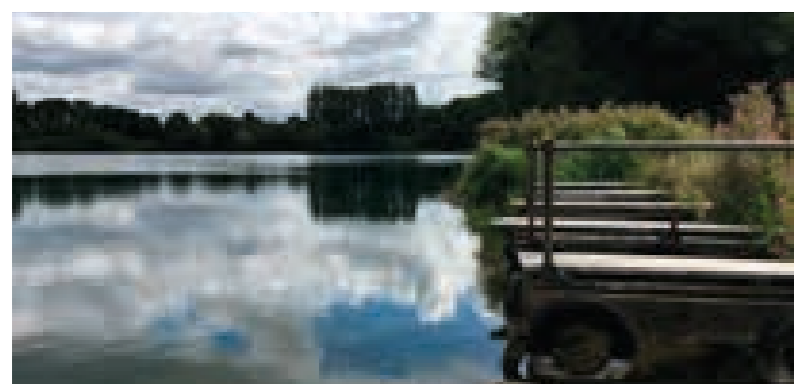
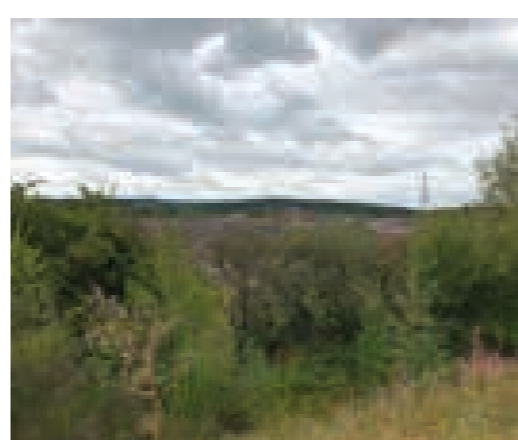
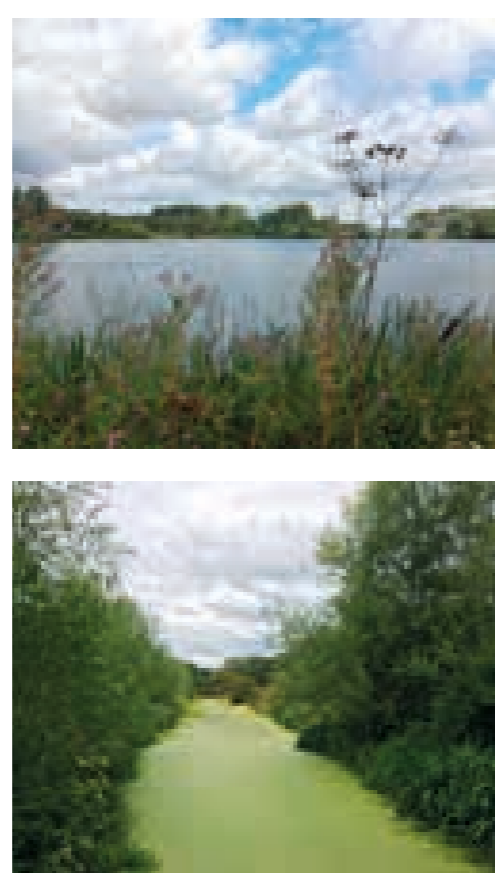
Boiler House & chimney



River Trent from railway



Rugeley Social



Borrow Pit Lake



Ash Lagoons



Ash Lagoons



Environmental building



Allotments

# RUGELEY POWER STATION

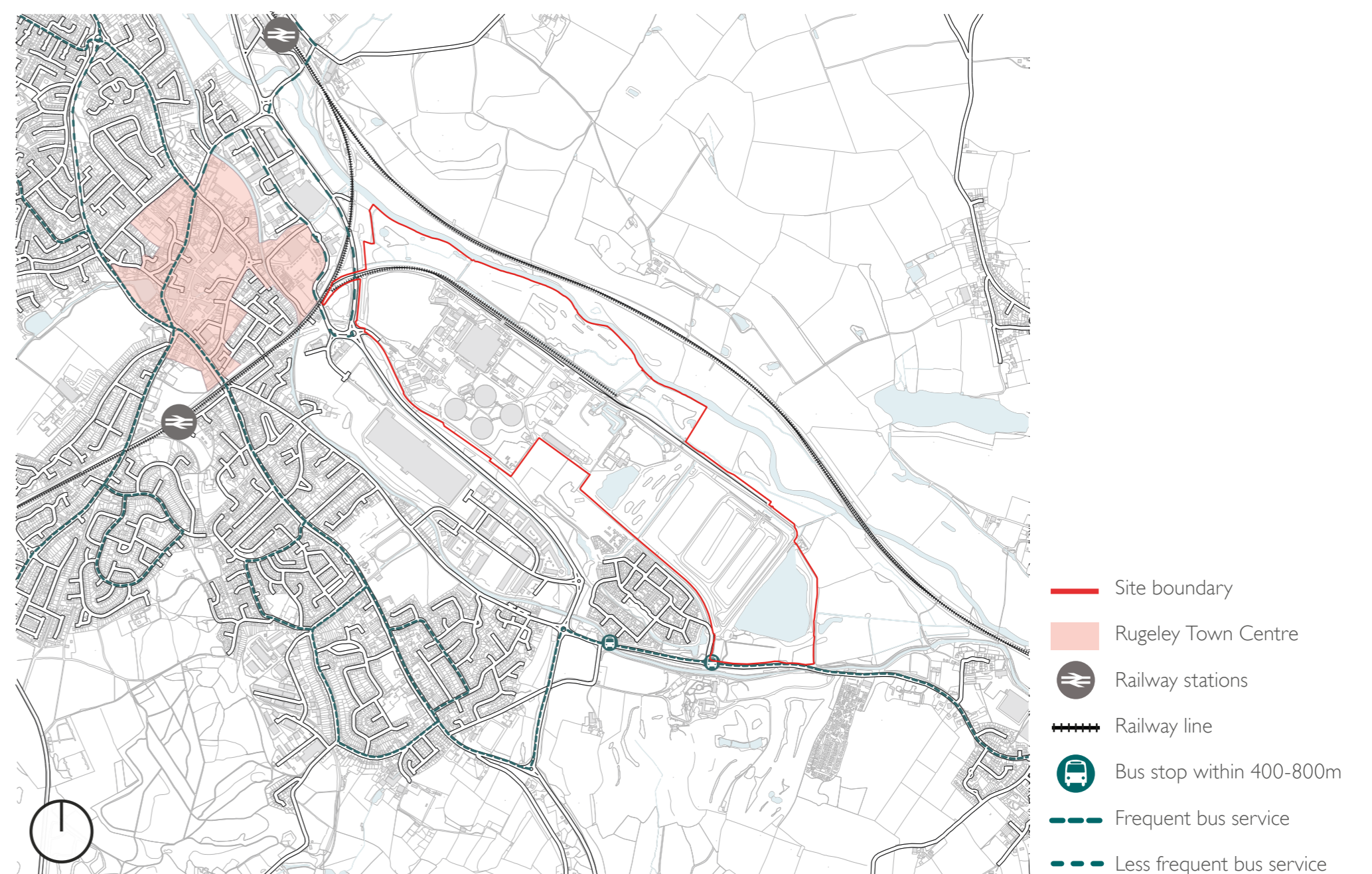
## CONNECTIONS & MOVEMENT

### VEHICULAR MOVEMENT

The site benefits from good connectivity, with access via 'A' roads to the motorway network. The A51, from which the site draws its main access, provides a bypass to Rugeley; offering access to northern, southern and eastern areas of the town.

The town centre is served by a number of buses travelling to and from local residential areas and the neighbouring settlements, including Armitage, Brereton, Cannock, Handsacre, Lichfield and Stafford. Bus services vary in frequency depending on the route, typically ranging from 30 mins to 60 mins.

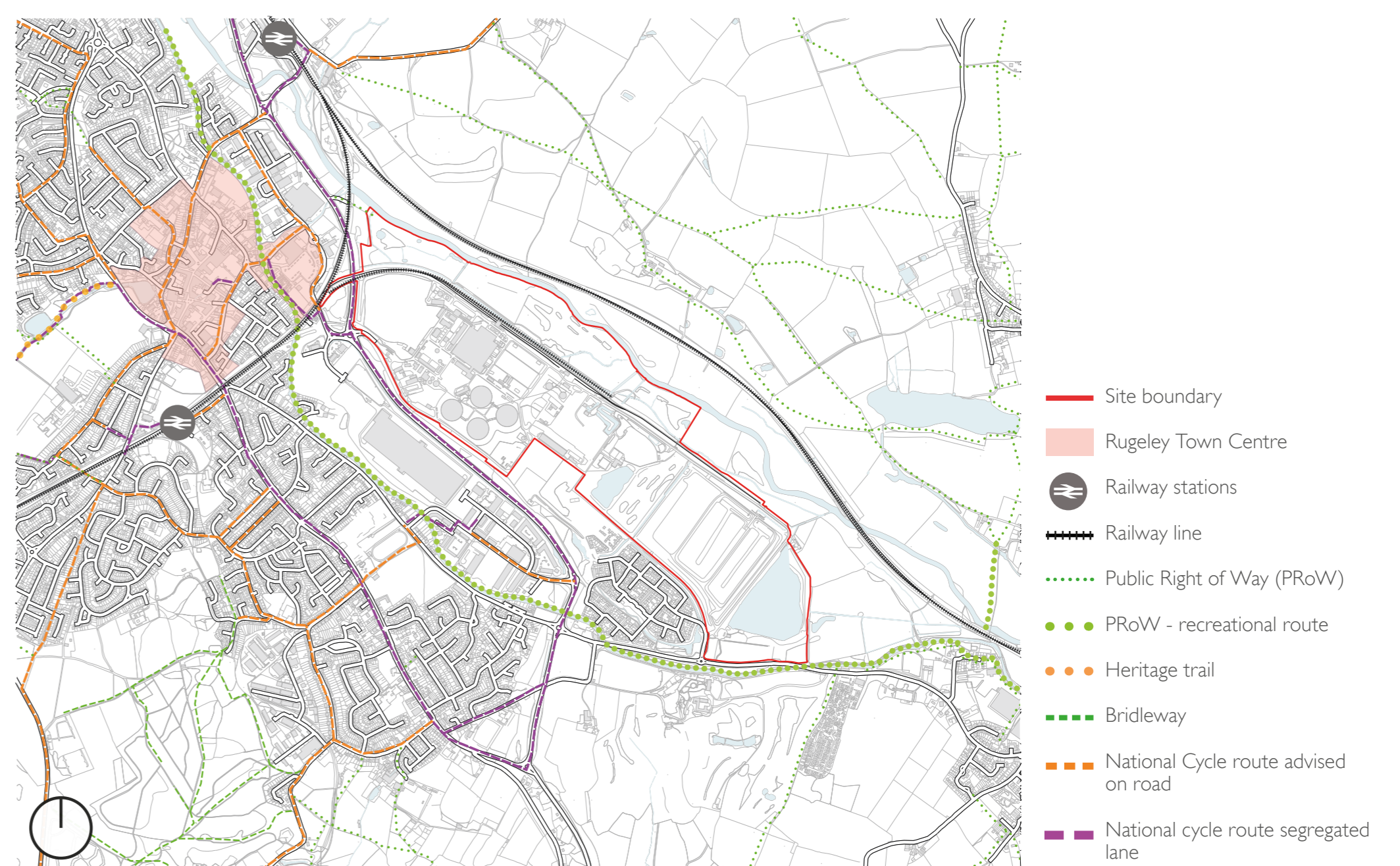
Rugeley has a well-connected public transport network and is served by two railway stations, Rugeley Trent Valley and Rugeley Town. Rugeley Trent Valley provides hourly services to London Euston with a journey time of approximately 1 hour 45 minutes. A regular service from Rugeley Town railway station via the Chase Line suburban route extends to Cannock and Birmingham.



### PEDESTRIAN MOVEMENT

The secure nature of the site has resulted in poor connectivity with Rugeley's existing pedestrian and cycle network. A public tow-path south of the site follows the Trent and Mersey Canal, provides a valuable recreational route but one that is currently inaccessible from the site. Similarly access to the riverside is currently unachievable from outside the site.

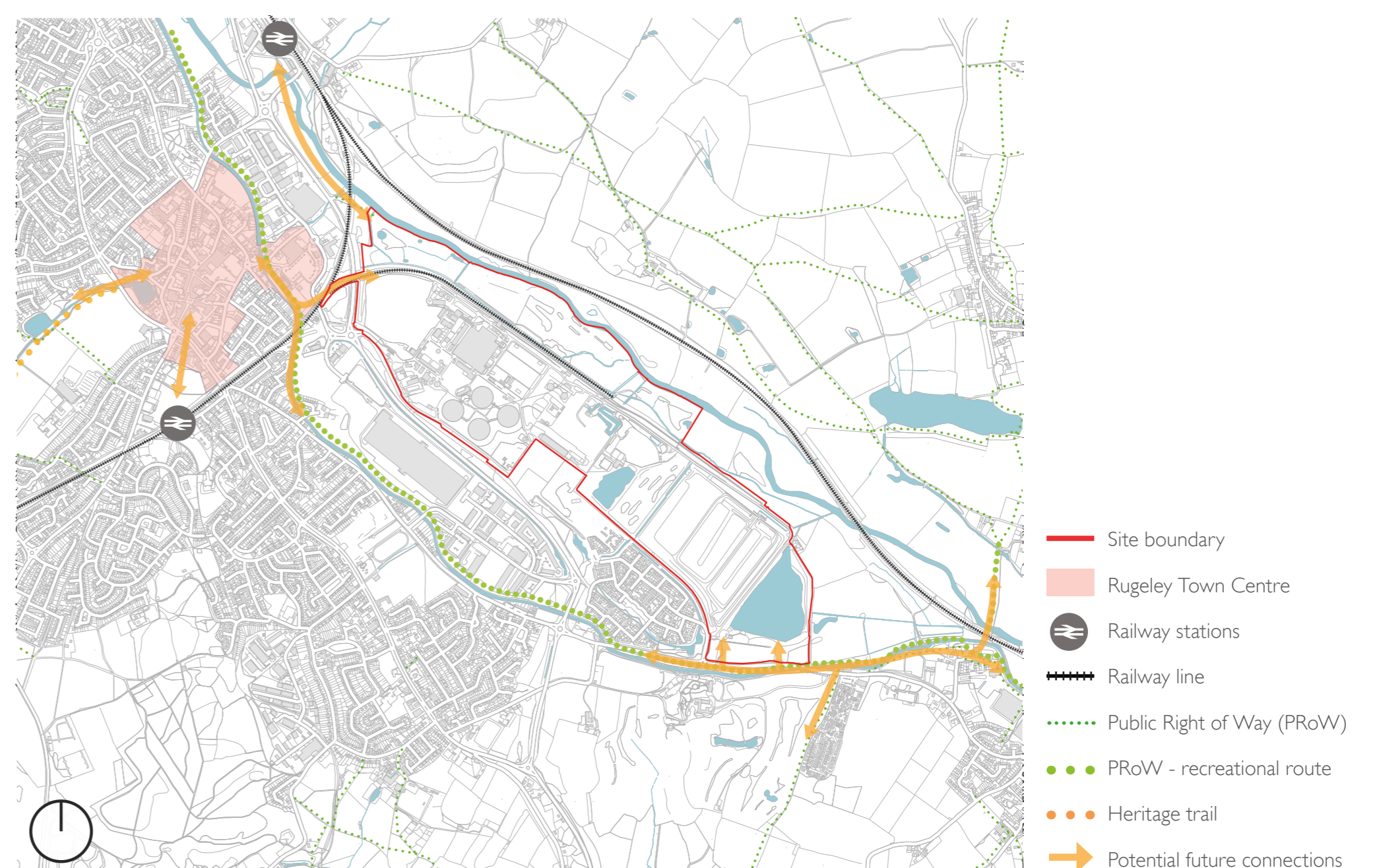
The surrounding area benefits from multiple Public Rights of Ways, bridleways and trails that reach far out into Cannock Chase and the countryside beyond. The various connections provide ample opportunities to explore the existing countryside and the natural environment. A heritage trail exists on the north western side of the site with access from Rugeley Town Centre. The number of existing paths surrounding the site provides opportunities to improve wider linkages.



### POTENTIAL FUTURE CONNECTIONS

The proposals will seek to improve the immediate connections which in turn permits better movement in and around the site.

The proposals will seek to capitalise on these connections by encouraging pedestrian and cycle movement to and from the site. Improving pedestrian and cycle connectivity to Rugeley town centre and both railway stations could also be considered to support sustainable movement.



# RUGELEY POWER STATION

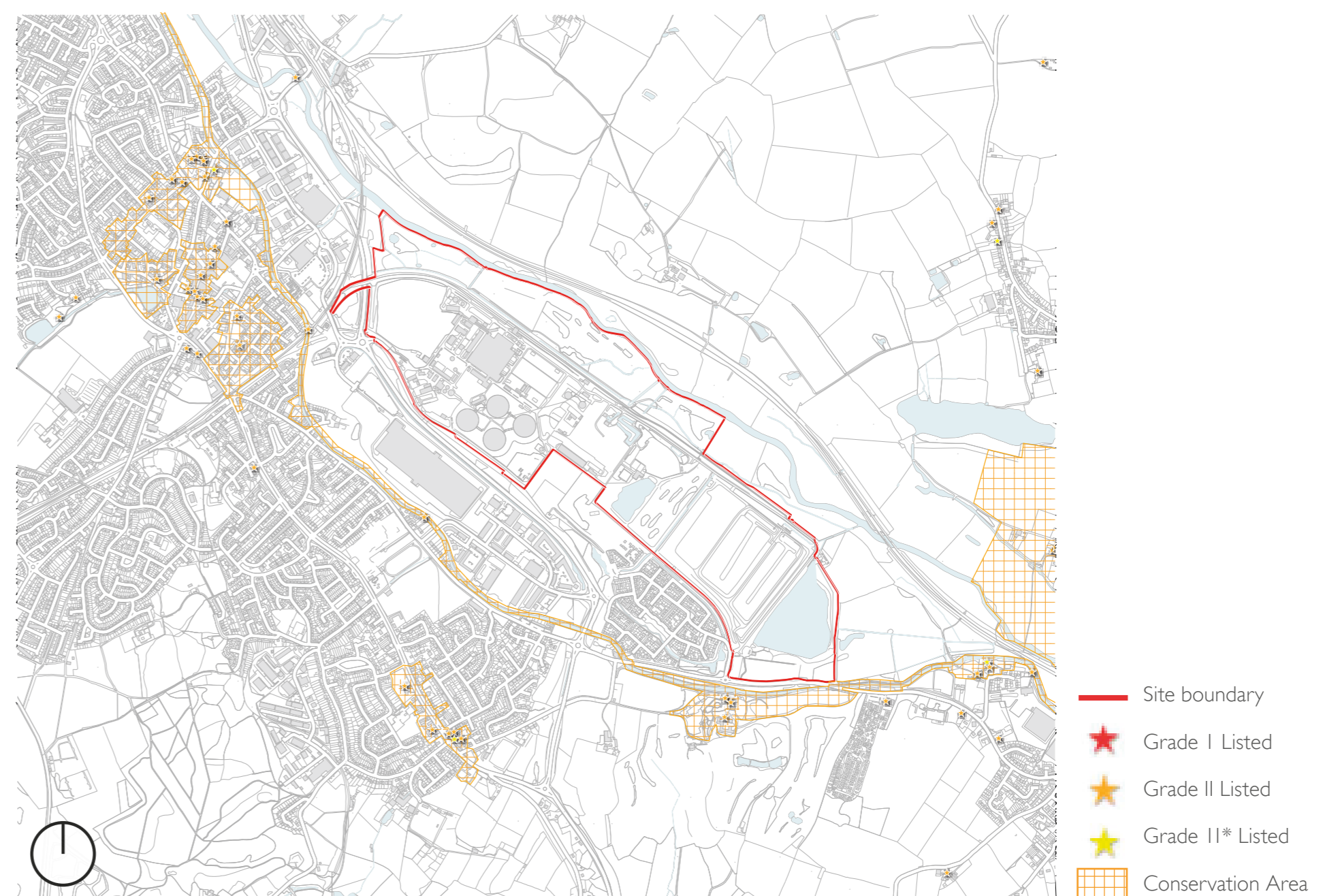
## HERITAGE, FLOODING & ECOLOGY

### HERITAGE

The site of the former Rugeley Power Station is located to the north-east of the historic market town of Rugeley. The town is located on the south bank of the River Trent with the Trent and Mersey Canal running along the eastern edge of the town. Waterways and pathways that follow the contours between the Chase and the River have defined the historic layout of the area.

Agriculture was an important economic activity in the medieval times. However, the proximity to the woods and the River Trent, as well as the ironstone, coal and clay in the area, had as a result the development of the town into a significant industrial settlement. One of the most important developments in the late 18th century was the construction of the Trent and Mersey Canal to the east of the town. The canal was constructed by James Brindley, a notable engineer and pioneer of canal construction and opened to traffic in 1777.

In order to assess the potential impacts of the proposed development on built heritage assets and the historic landscape, a study area extending 1km from the site boundary has been used. There are more than forty listed buildings and seven conservation areas that fall wholly or partly within the study area. A number of non-designated historic buildings and locally listed buildings are also scattered within the study area.



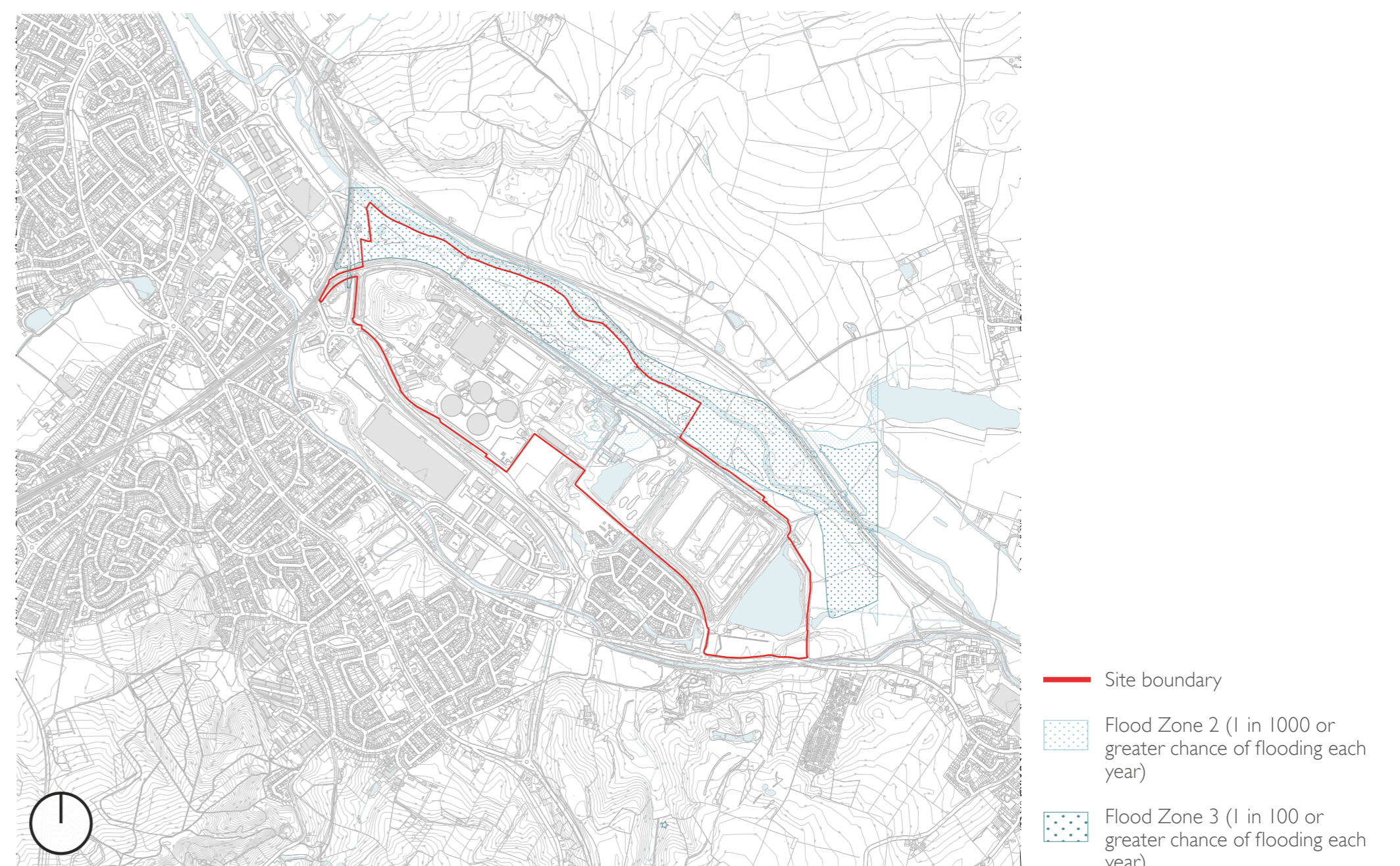
### FLOODING

The River Trent, an Environment Agency Main River is located to the east of the site and there are numerous Ordinary Watercourses and local land drains within the site boundary.

The Environment Agency's 'Flood Map for Planning' identifies that the site is located predominantly within Flood Zone 1, defined by the National Planning Policy Framework (NPPF) and the Flood Risk and Coastal Change Planning Policy Guidance (PPG), as land with a low probability of flooding (<0.1% Annual Exceedance Probability (AEP)) (1 in 1000 annual probability) of river or sea flooding. Land to the north of the railway embankment that intersects the site is located in Flood Zone 3 (high probability of flooding) whilst the Flood Zone 2 extent (medium probability of flooding) is shown to extend into the site to the north, central and south east areas.

The topographical survey shows that site levels, both pre and post development are higher than the flood levels from the River Trent for the 1 in 100 year plus 50% climate change scenario, therefore the risk of flooding from fluvial sources will be low over the lifetime of the development.

Flood risk from all other sources, pluvial, artificial (canals and reservoirs), drainage infrastructure and groundwater are all assessed as low. A Flood Risk Assessment will be submitted with the planning application, in line with the requirements of the National Planning Policy.



### ECOLOGY & BIODIVERSITY

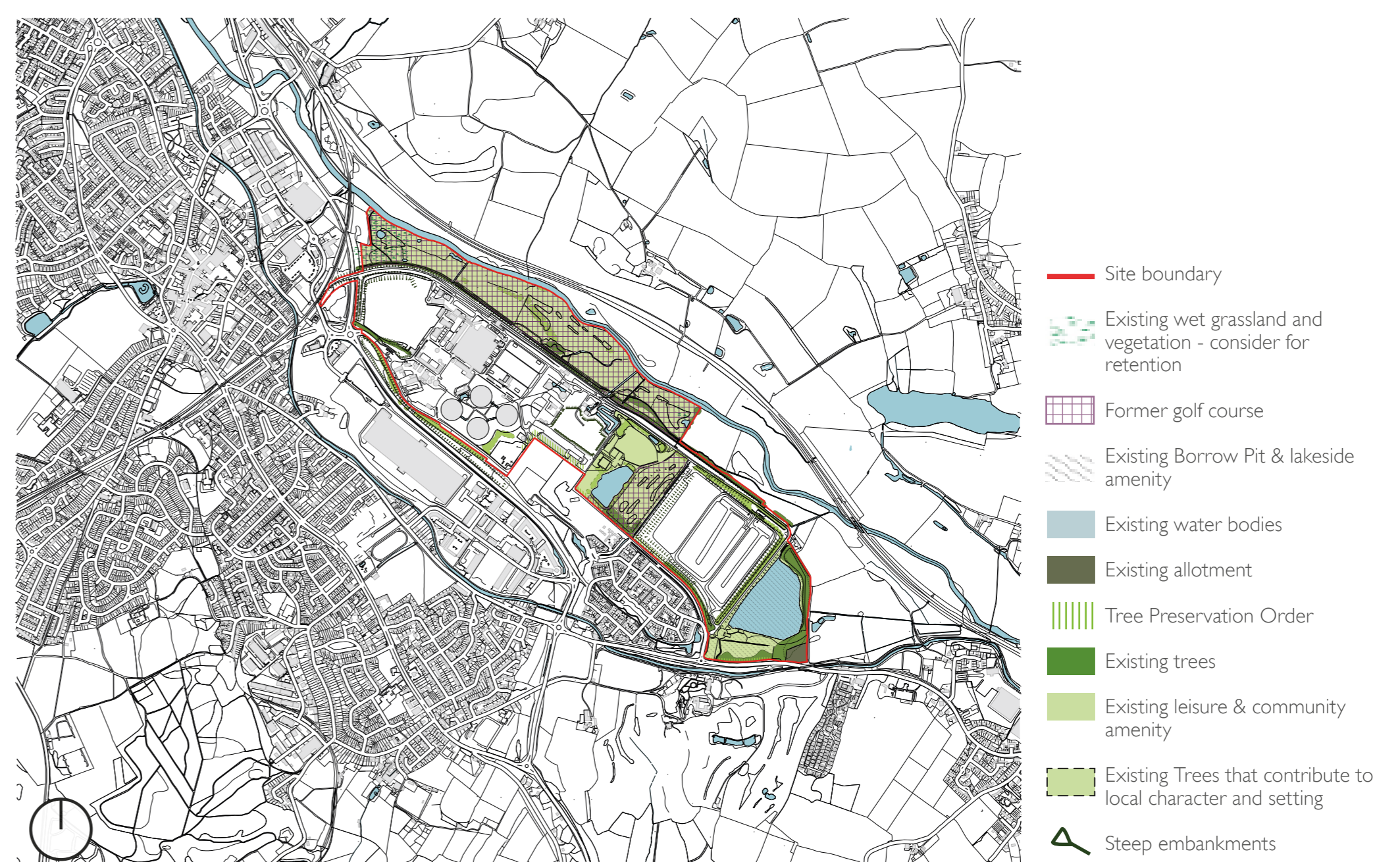
Rugeley Power Station supports diverse habitats, some of which are related to its industrial history as a coal-fired power station site. Ecology surveys have been undertaken over many years on the site providing a wealth of knowledge to ensure that the future development proposals can take the opportunity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

Habitats, bats, badgers, otters, water voles, reptiles, great crested newt, white clawed crayfish and breeding birds.

The design team are working hard to integrate biodiversity into the emerging site design. We have retained and enhanced habitats and linear habitat features where possible, with a focus on lowland meadows, trees and hedgerows, woodlands and wetland habitats. The development will be supported by a biodiversity calculator which will result in a 'net gain' of 20% of the biodiversity on the site.

We have also met with organisations including the Staffordshire Wildlife Trust, Environment Agency and Lichfield District Ecologist to agree our approach to assessing the proposed development.

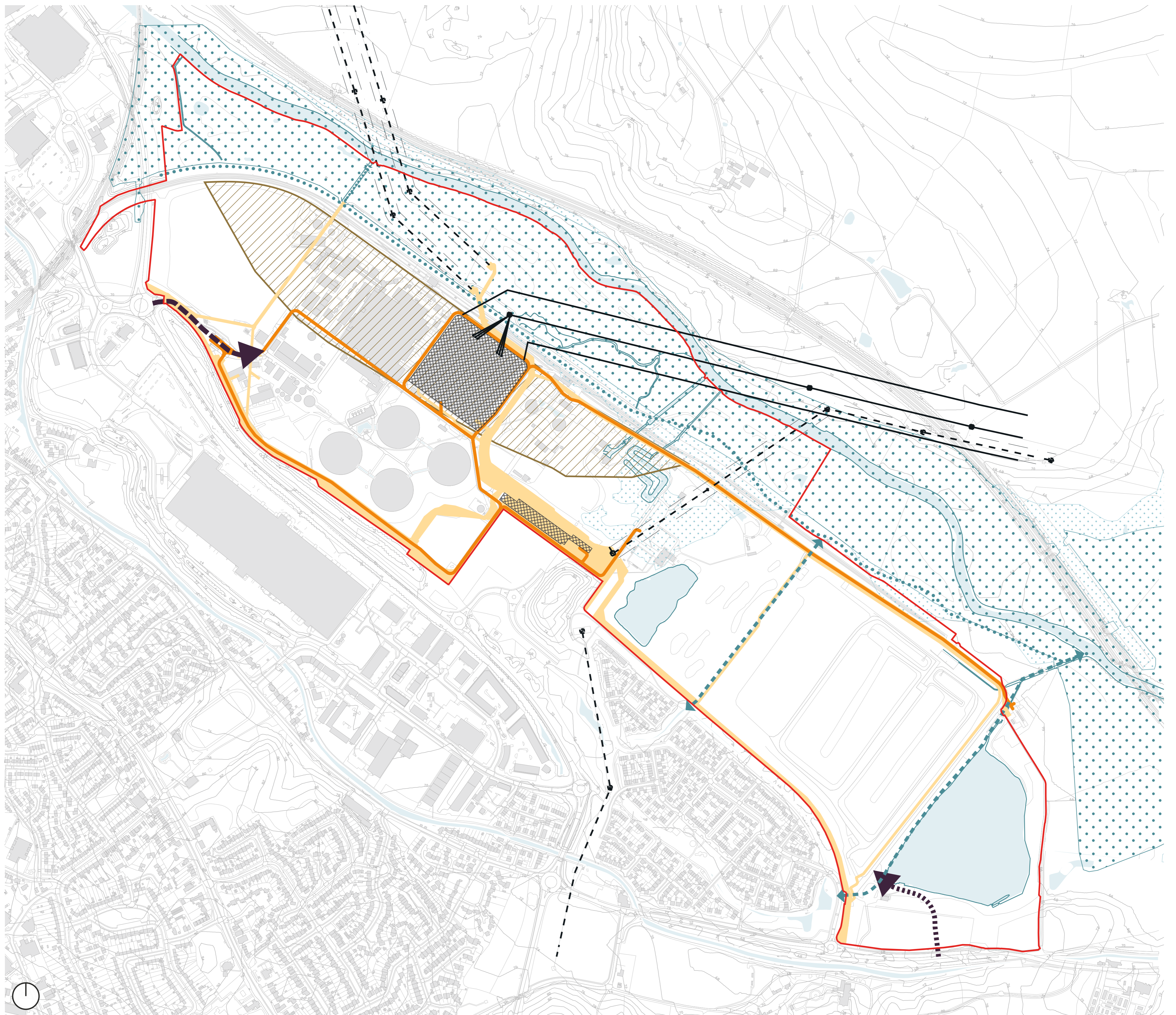
Work is underway to address and mitigate potential effects on the important nature conservation sites in the locality around the power station site.



# RUGELEY POWER STATION

## SITE CONSTRAINTS

- Areas to be retained to accommodate substations
- Zones containing underground utilities to be retained or re-routed
- Flood Zone 2 (1 in 1000 chance of flooding each year)
- Flood Zone 3 (1 in 100 chance of flooding each year)
- 132kV overground cables with recommended 15m offset
- 400kV overground cables with recommended 50m offset
- Open drain linking mains water drain to River Trent
- Existing alignment of Brereton Brook to be retained
- Primary access of existing main site access
- Permitted secondary access off Rugeley Road (A513)
- Existing Way-Leaves to be retained or re-routed
- Alluvium clay area



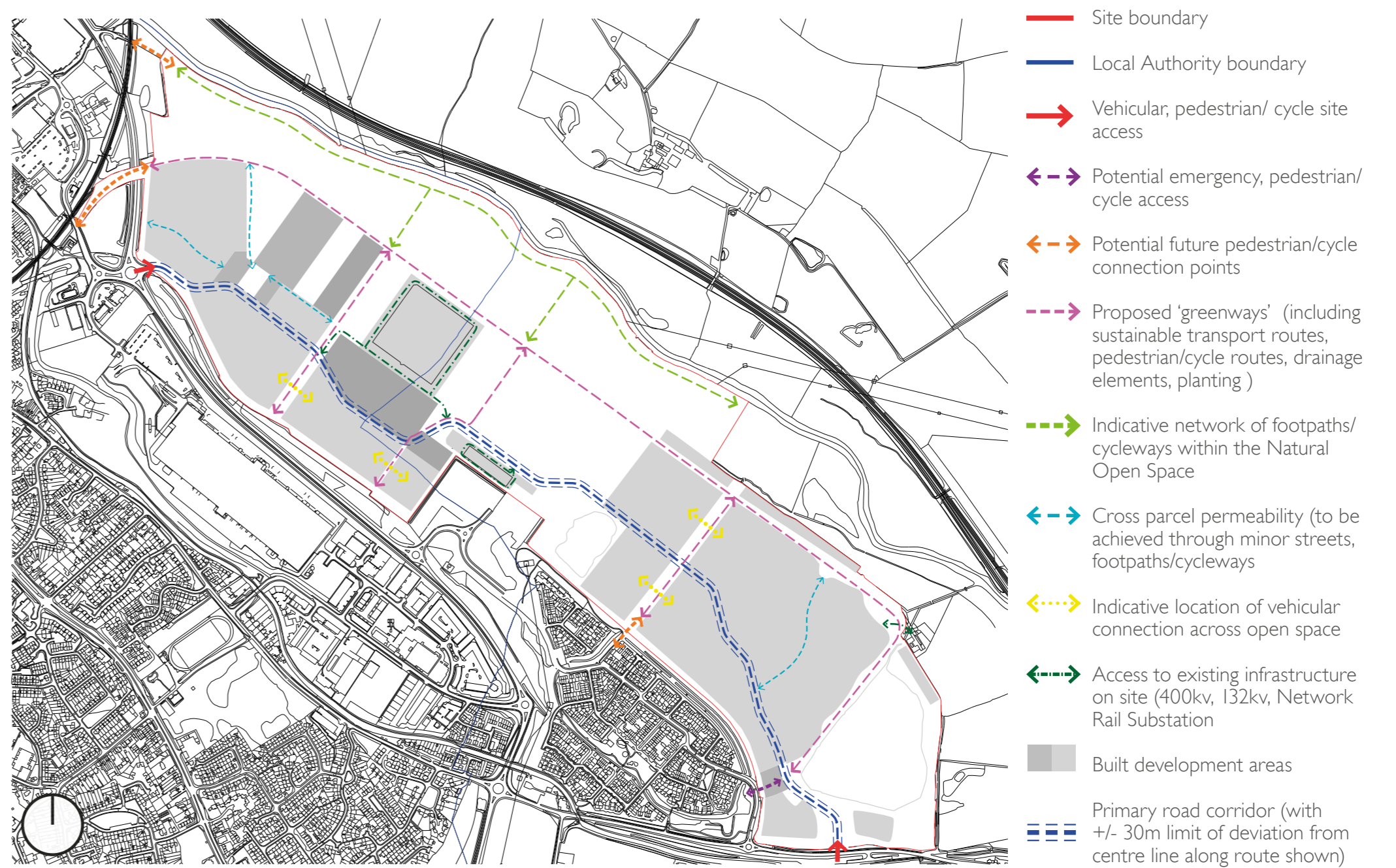
# RUGELEY POWER STATION

## PARAMETER PLANS

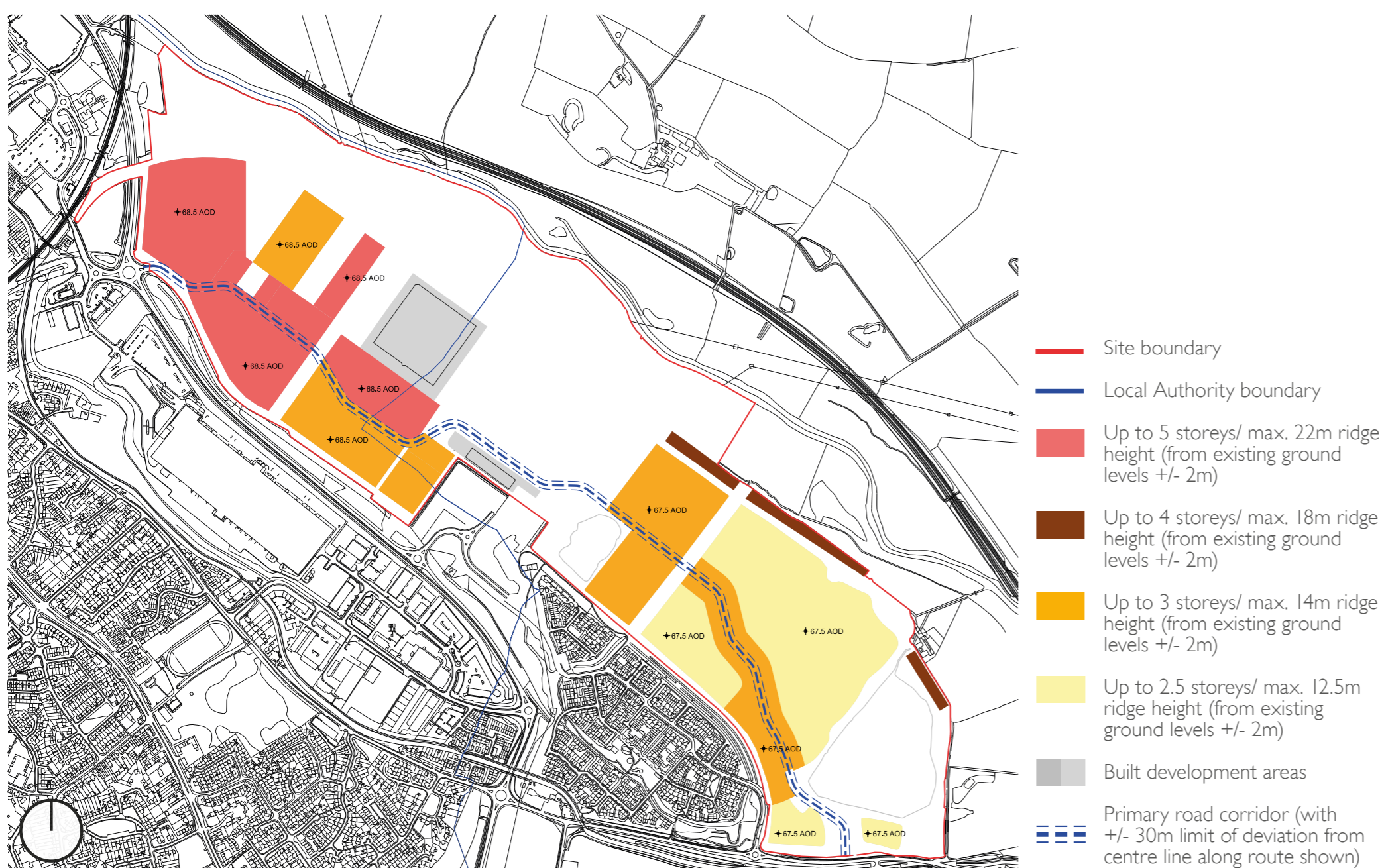
### SITE BOUNDARY



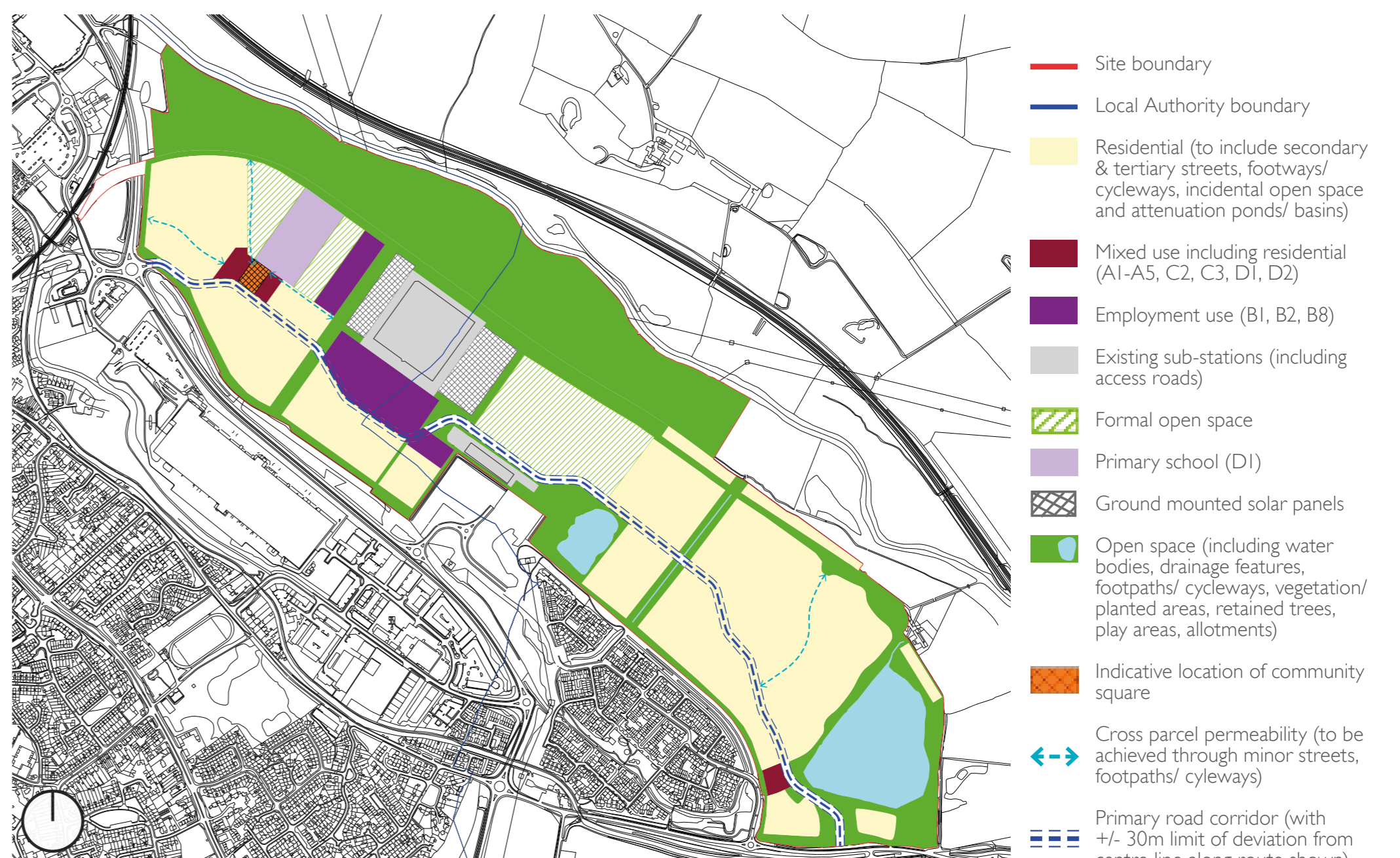
### ACCESS & MOVEMENT



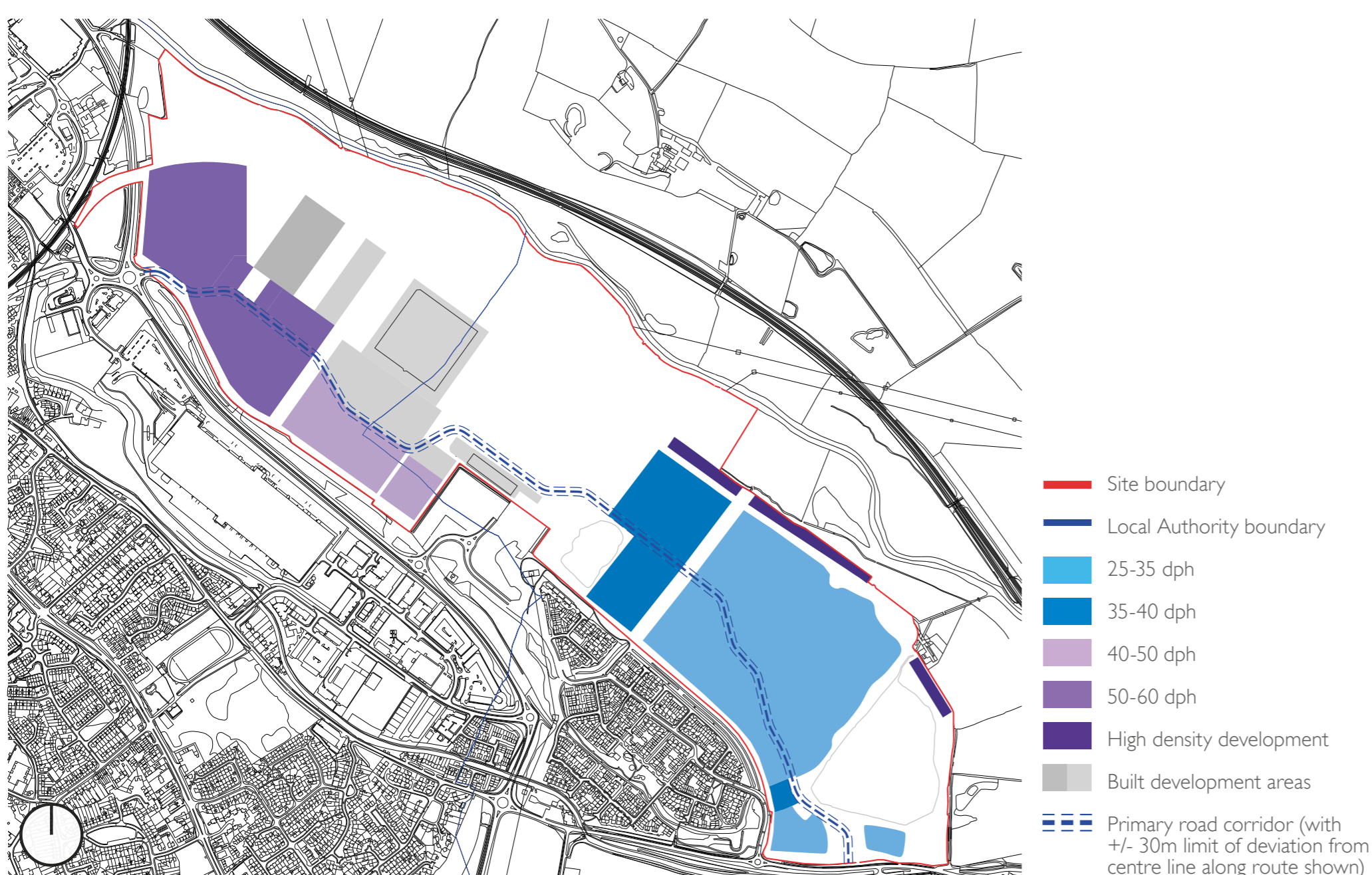
### BUILDING HEIGHTS



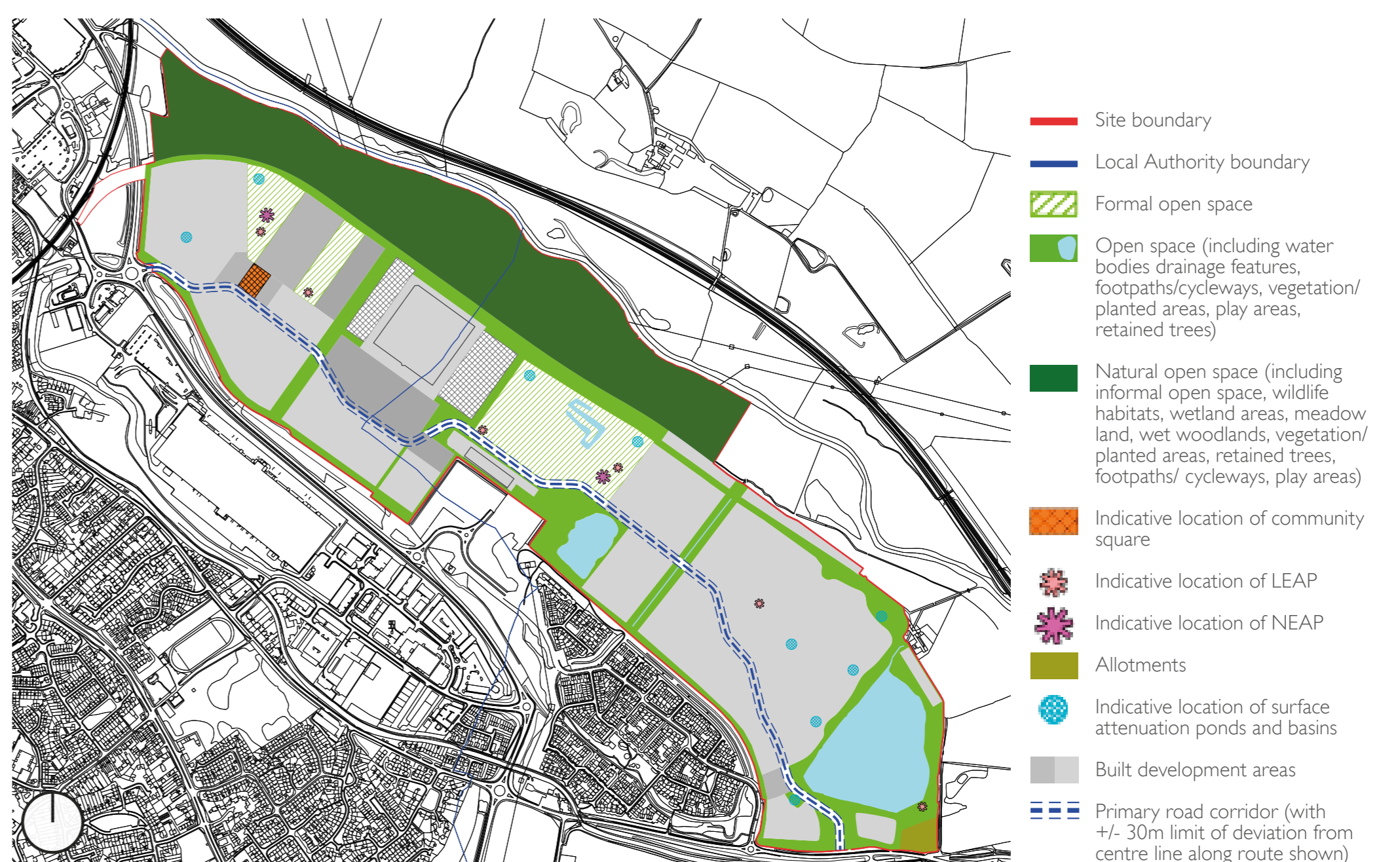
### LAND USE



### RESIDENTIAL DENSITY



### GREEN INFRASTRUCTURE



As part of the outline planning application a set of Parameter Plans will be submitted for approval – shown here in draft. These are important drawings that will set the 'envelope' within which future detailed designs must fit – they set parameters such as maximum height, extents of different land use, and locations for access. These parameters form the basis of a wide range of environmental impact assessment too, assessment that will be included in full as part of the application.

# RUGELEY POWER STATION

## ILLUSTRATIVE MASTERPLAN

- ① New public riverside park
- ② Pedestrian/cycle/electric bike/scooter route along former rail sidings
- ③ Potential new access points/ connectivity improvements
- ④ Medium to high density housing including ENGIE living product
- ⑤ Later living housing including apartments
- ⑥ Community square faced by cafe, convenience shop, medical facility, primary school and centre
- ⑦ Primary school and playing fields
- ⑧ Apartment blocks
- ⑨ All weather sports pitches
- ⑩ Employment zone
- ⑪ Ground-mounted photovoltaics
- ⑫ Retained 400kV substation
- ⑬ Retained 132kV substation building
- ⑭ Community sports pitches, running track and pavilion
- ⑮ Ornamental Pond
- ⑯ Low to medium density housing
- ⑰ Brereton Brook
- ⑱ Neighbourhood centre for local shops
- ⑲ Potential floating photovoltaic array
- ⑳ Borrow Pit Lake with activities including boating, canoeing and fishing
- ㉑ Permitted secondary access from Rugeley Road
- ㉒ Potential new access points to the canal
- ㉓ Retained allotments



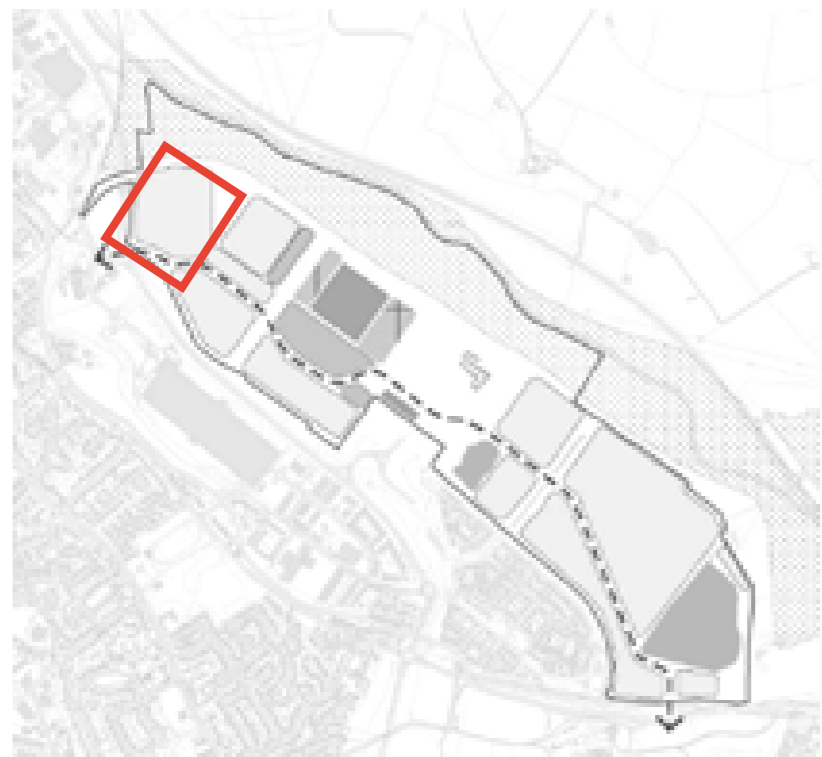


# RUGELEY POWER STATION

## CHARACTER AREAS

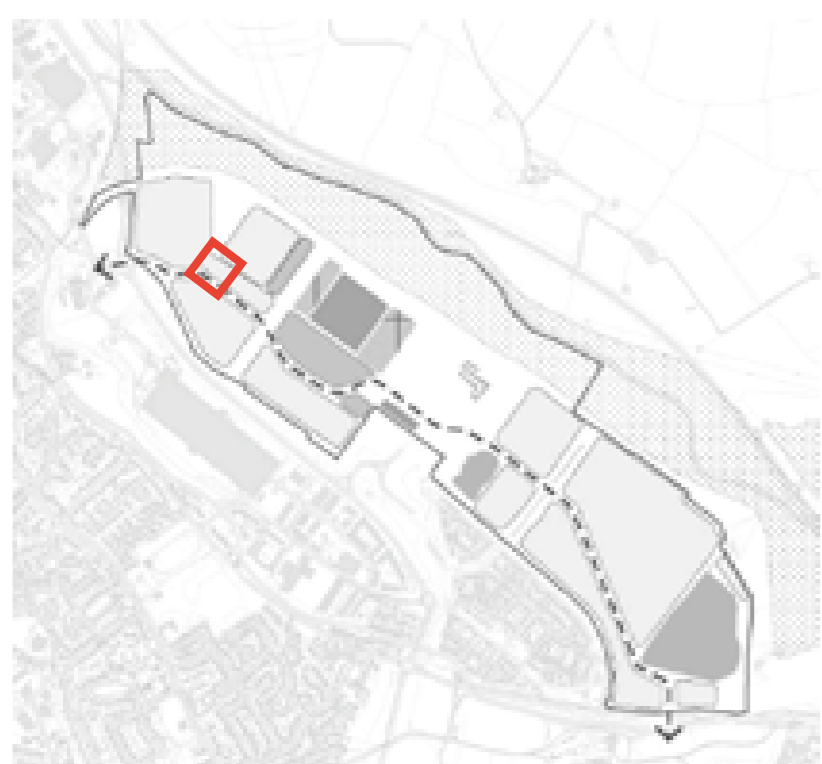
### RESIDENTIAL AREA

The proposed residential development located to the west of the site is characterised by higher density housing (50-60dph). It comprises primarily terraced homes, apartments and urban typologies such as courtyard housing.



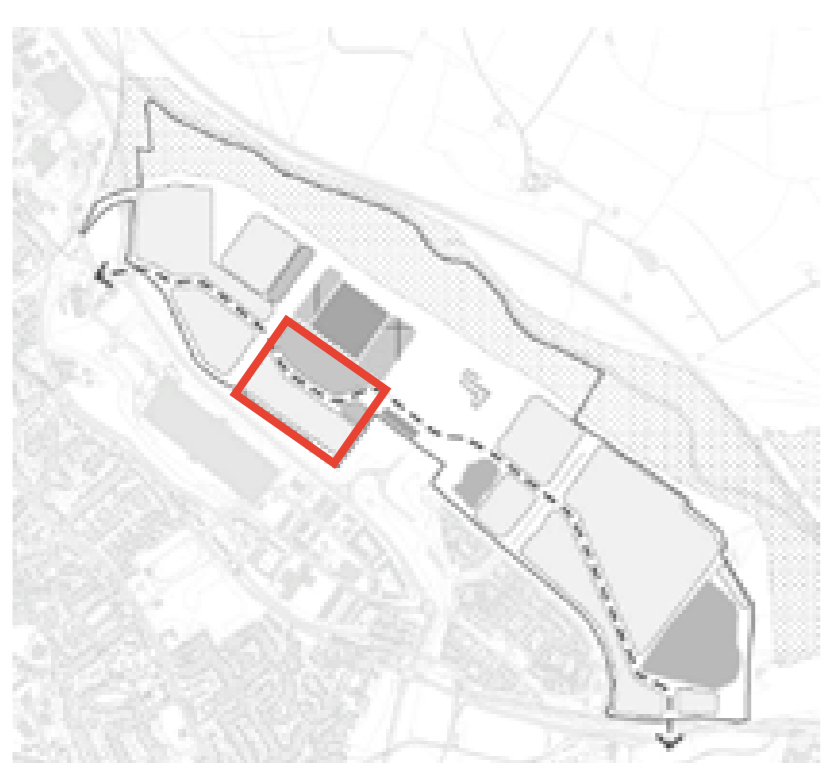
### COMMUNITY HUB

The proposed mixed-use square comprises a two form entry primary school and nursery, a medical facility, café, convenience store and a small community facility. The square serves a safe, cycle and pedestrian-friendly meeting space with the capacity to accommodate temporary uses such as outdoor markets or performances.



### EMPLOYMENT ZONE

The proposed employment zone is located in the area presently occupied by the cooling towers. A mix of uses, namely B1 (business), B2 (general industrial) and B8 (storage and distribution centre) is proposed for this area. The landscape and masterplan will consider the site's industrial legacy and identity by carefully responding to the cooling tower's building footprints.



# RUGELEY POWER STATION

## ILLUSTRATIVE ARTISTIC IMPRESSIONS

COMMUNITY HUB



EMPLOYMENT AREA



EASTERN GATEWAY



# RUGELEY POWER STATION

## NEXT STEPS

Following the Renaissance Forum on 30 January 2019, the ENGIE team have been further developing the proposals to prepare an Outline Planning Application for submission in Spring 2019.

As part of this process and to continue to develop the proposals for application, please submit any feedback in person at one of the events, by completing a comment form or by emailing [community@jtp.co.uk](mailto:community@jtp.co.uk)

**SUBMIT  
FEEDBACK**

**COMMUNITY@JTP.CO.UK**  
**FREEPHONE 0800 0126730**  
**WWW.JTP.CO.UK/PROJECTS/RUGELEY**

