

Ironbridge Power Station Redevelopment Liaison Group Meeting

Wednesday 22nd January 2025, 2pm at Harworth Site

Minutes

1) Present and Apologies

a) Present:

Claire Wild, Shropshire Councillor (Severn Valley Division) CHAIR
Sue Jones, Vice- Chair (Leighton and Eaton Constantine Parish Council) SECRETARY
Tim Hurdiss, Director of Midland Operations (Harworth)
Gemma Lawley, Developing Highways Manager (Shropshire Council)
Louise Evans, Senior Planning Officer (Shropshire Council)
Stephanie Spear, Project Surveyor (Harworth)
Rachel Mythen, Development Planner (Harworth)
Victoria Todd, Chair (Cressage, Harley and Sheinton Parish council)
Matt Timmins, Project Director (Harworth)
Jill Grainger, Buildwas Parish Council
Rob Wilcox, Buildwas Parish Council
James Kelly, Abbey Lodge (Guest)

b) Apologies:

Simon Heath and Rachel Jones (Buildwas Parish Council)
Paul Davies (Wroxeter and Uppington Parish Council)

2) Introduction by Chair

a) Claire Wild welcomed all and introduced local resident James Kelly to the meeting.

3) Approval of the Minutes of the October 16th, 2024, meeting

a) Item 7.4 to be amended otherwise all agreed.

4) Matters arising from the October Minutes

- a) Item 5.6 The October Minutes stated that Gemma Lawley was to check with Jason Hughes regarding obtaining data from VAS signs in Leighton. **Action:** Gemma to chase up this data as traffic monitoring is key. (DONE)
- b) Vegetation around road signs up Buildwas Bank and around the site need to be looked at for safety reasons. Vegetation needs cutting back before the spring growth.
- c) James Kelly said there was a wider issue with drainage on Buildwas Bank to manage debris which is blocking drains and causing flooding. **Action:** Shropshire Council to look into vegetation around signs in their area and ask Telford and Wrekin Council to cut back around signs in their area. Anyone spotting overgrown signs please put on 'Fix My Street' or email Gemma Lawley.

Highways / Traffic

5) Update on works on main entrance to the Site off A41569 Much Wenlock Road

- a) The Chair asked Louise Evans to confirm that none of the technical drawings appear on the planning portal. This question was asked in relation to the section 278 drawings for the main site access.
- b) Harworth have had designs drawn up for the road junctions then these go for technical approval by Shropshire Council. Once technical approval is given a scope of works is agreed. Gemma Lawley stated that once technical details are approved then a 'discharge of conditions' is sought. The discharge of conditions will then appear on the planning portal.
- c) The Chair said that she had been contacted by local residents over four matters. These are:

- i) Drainage

Concerns had been raised regarding the road drainage. It was confirmed that the road levels are correct, and that the drainage work will not impact on nearby properties. James Kelly said that a request to access the drains on his land had not yet been received. He said he hoped the work will be done in one go and the resurfacing done properly to not leave scars. He will liaise with neighbours (Mr and Mrs Gough from Crossing Cottage and Darren Williams) and Harworth regarding the drainage works.

- ii) Streetlights.

The Chair asked if it was possible to move the light outside Crossing Cottage currently indicated on the plan also to look at the streetlight opposite James Kelly's property. James Kelly said that light pollution would be a problem with the plans as they are currently. He asked for it to be looked at again. Either move the lights, reduce the height of the lights, lower the lumens, add shields are some ideas. He stated we live in a rural area, and he doesn't want it to just look like any other urban area. He is worried about the lights affecting the bats roosting in his garden. **Action:** Gemma Lawley will look at the lighting and will do what she can to improve it for residents. She will liaise with Harworth and the local residents affected to look at altering the design.

- iii) Box Junction lining.

James Kelly stated he and Mr and Mrs Gough do not want a box junction with white/yellow lining outside their properties. He was concerned that Shropshire Council would not maintain the lines and they would soon look worn. Stephanie Spear told the Group that Shropshire Council wouldn't be taking on the maintenance of the lineage for a couple of years and Harworth would initially maintain them. It is noted that Simon Heath still wants lineage outside his property to help him access his home.

- iv) Mr and Mrs Gough want to be able to turn right out of their drive. They find it too tight to turn their trailer round on their drive and have to reverse onto the road. Delivery drivers will find it difficult to use their drive too. James Kelly has looked at the drawings and come up with some ideas to mitigate this problem. The Chair asked if the design of the junction could be looked at as it would be greatly appreciated by Mr and Mrs Gough. There will be no widening of the pavement outside Crossing Cottage. **Action:** Tim Hurdiss asked that the Team get together with Gemma and James to discuss the

problems and possibly tweak things to make the design more liveable with. This was agreed.

6) Update on the Buildwas Bank Roundabout.

- a) The Chair told the Group that the positioning of the roundabout was part of the original planning consent, and the roundabout will not be moved. The Chair also asked that when the drawings are finalised and are presented for technical approval, the liaison group have access to the information to inform local residents. This is because there have been issues regarding street lights etc raised at this group in relation to the main access and it was felt that if height reduction of street lighting and shields are being proposed for the main access, then these should also be included in designs for the roundabout.
- b) Gemma, Matt Timmins and Simon Heath have already met up to discuss concerns with Simon being able to access his property safely. Simon is concerned with the speed HGVs come down Buildwas Bank now. The plans for the improved left turn off the proposed roundabout towards Much Wenlock will enable the HGVs to travel at a higher speed. He feels the problem will be worse.
- c) Gemma Lawley stated that the primary focus was safety and to make sure the alignment of the roundabout is as safe as possible. There will be 40mph signs down Buildwas Bank. The speed limit will move further back up Buildwas Bank to give it a longer run before the junction. Telford and Wrekin Council will put up advanced signs on their part of Buildwas Bank. There will be VAS signs also installed in an attempt to slow speeds further. The details are still under negotiation and may change. Work will hopefully start on the roundabout in July this year.
- d) The Chair also asked about:
 - i) Pedestrian crossing
The footpath across the bridge cannot be made wider. Simon Heath does not think the position of the proposed crossing is safe. The Severn Way is accessed down the Buildwas Road. Simon would like the crossing at the top of Buildwas Road and not so close to the roundabout.
 - ii) Lights
This will be discussed at the March meeting. James Kelly was worried that too many lights would take away from the rural area. He did not want to see the spread of urbanisation.
 - iii) The starting date for construction will be in July 2025 after completion of the Much Wenlock Gaskill Arms Junction. **Action:** Gemma Lawley will email the details of the finalised plans to the local Parish Councillors on the Liaison Group.

- iv) Jill Grainger asked about the tree on the Buildwas side of the new roundabout as it was having to be taken out for the construction. The original tree was planted for Queen Victoria's Golden Jubilee and a plaque put in place. It was replanted after the roads were altered to build the present bridge and replanted again after a lorry accident.



It was suggested that a more suitable tree specimen be planted at the entrance to the Site.

- v) What is to happen to the monument to the history of the bridge alongside the road by the Buildwas Bank Junction is still to be discussed. **Action:** Mark Bush to look at and come up with a planting scheme including re-wilding of verges. Matt Timmis to ask Buildwas Academy children to take part with plan and planting.



e) Buildwas Road, Ironbridge

- i) It was confirmed that Telford and Wrekin Council insisted that there was no right turn off the Much Wenlock Road towards Ironbridge. All traffic wanting to turn right would have to go all the way round the Buildwas Bank roundabout and then turn left on the Buildwas Road.
- ii) temporary 40mph Speed Limit on the Buildwas Road will hopefully become permanent If it is shown that the temporary speed limit has worked well.

f) Buildwas Bank

- i) The main concern is speeds down Buildwas Bank. The 40mph limit will be permanent from outside Buildwas village right up Buildwas Bank. There will not be a 30mph limit around the roundabout.
- ii) James Kelly stated going from 60mph down to 40mph is difficult on the sloping road. He asked for the 40mph speed limit to be enforced. He was also concerned with HGV speeds and failing brakes. Would there be a runoff emergency path for vehicles with failing brakes?

- iii) Mark Thorn asked if a barrier could be constructed on the lined triangle of the roundabout design to stop lorries going straight over the roundabout.
- iv) At present there are no plans for a 50mph buffer. There will not be rumble strips due to excessive noise for local residents.
- v) The Chair asked for a fixed speed camera on Buildwas Bank. Gemma Lawley said there are strict criteria for fixed cameras. It is very hard to get a fixed camera. The Chair understands the difficulties but also stated that getting a fixed speed camera is not impossible and should be looked at. This discussion will be continued at the March meeting when we have access to the roundabout design. It is not an agreed design at present.
- vi) Jill Grainger asked that the 30mph limit currently through Buildwas village be extended. She said the pavement is almost non-existent and that it is very dangerous, particularly as there is currently a school in the village. The speed limits were not consistent. 60mph then 40mph then 30mph seemed silly.
- vii) The Chair asked for some sort of consistent speed limit plan for Buildwas from Leighton to Buildwas Bank. It was agreed that it would be sensible to have a 30mph speed limit from the School to Buildwas Bank roundabout.

7) Update on repairs to the Main Bridge site entrance

- a) Stephanie Spears reported that the bridge will be for public transport and pedestrian use after the 250th property is occupied on the Site.
- b) Tim Hurdiss stated that works are being done to improve the bridge's appearance. A final agreement with Shropshire Council to make the bridge safe looks like being agreed March/April.
- c) Existing fencing will be replaced, and a Beech hedge will be planted to replace what hedging was there.
- d) Emergency Plan for HGV traffic if Buildwas Bank is closed. Mark Thorn brought in details of a known landslip near Buildwas Junction going up Buildwas Bank. He is concerned that major earthworks could trigger movement. He asked that a geological engineer's report is done on any works in this area. What are the implications of a road slip causing road closure? **Action:** This is to be considered.

8) Other Highway issues

- a) Victoria Todd asked about the deep large pothole on the Buildwas Bridge. The Chair said this needed a proper repair as it was on an expansion joint on the bridge. **Action:** Gemma Lawley said the division are aware and she will look to push for a repair ASAP. She will update.

9) Planning Update

- a) Discharge of conditions and current application. Update from Shropshire Council. Louise Evans stated that since Christmas, reserved matters for Phase 1B are in discussion and now

at a point where a final scheme is in consultation. The area is part of a floodplain so there will not be any building. It is just what form this area will take.

- b) There is an application for a spine road on site. This is just highways and nothing else. The reserved matters deal with landscaping.
- c) There are many other reserved matter applications including earthworks phases 2 and 3, and design on Phase 2. The revised designs for Phase 2 are in discussion. There is a concern where people park etc so quite a tricky design. Solving one problem creates another. The overall Design Code sets certain design parameters to push on.
- d) Gemma Lawley stated that she checks every property to check the correct amount of parking is in place. There is a one way in single point of access to 200 properties which is not uncommon but not ideal.

10) Update from Harworth

- a) Tim Hurdiss stated that earthworks for Phase 3 would be starting in March.
- b) The Public Space area will be open from March. anyone can access this area after this date. Tim said it was difficult to manage open access and security.
- c) There will be a charging car park managed by CCTV.
- d) A Management Company of residents will be set up and Trust Green will manage the area on their behalf. There will be 24/7 security.
- e) Land has been acquired on the Eastern Boundary to be used as a cycle/pedestrian route into Ironbridge. There is an emerging plan for the Rights of Way.
- f) Harworth will produce a quarterly newsletter to update residents and also fly a drone over the Site to video what's happening which can be viewed online.
- g) A community fund is to be set up. Local Communities will be able to apply for funds for their local projects.

11) Any Other Business

- a) Mark Thorn asked about routing of HGV vehicles in the Construction Management Plan. Stephanie Spear confirmed that all contractors are to ask all HGV and construction traffic to use the Buildwas Bank route and not B4380 nor Much Wenlock route. This will be enforced with cameras onsite. Construction access signage will be signposted by JPE site.
- b) Mark Thorn asked about Traffic Calming Measures in Leighton. Gemma Lawley confirmed she will email drawings to the Parish Council once they have been passed by the Traffic Team. Tim Hurdiss said the Much Wenlock Junction and Buildwas Bank roundabout will be done one after the other to save too much disruption.

12) Date of next meeting

- a) Wednesday 26th March 2025 at 2pm at Harworth Site.