



West Midlands  
Combined Authority



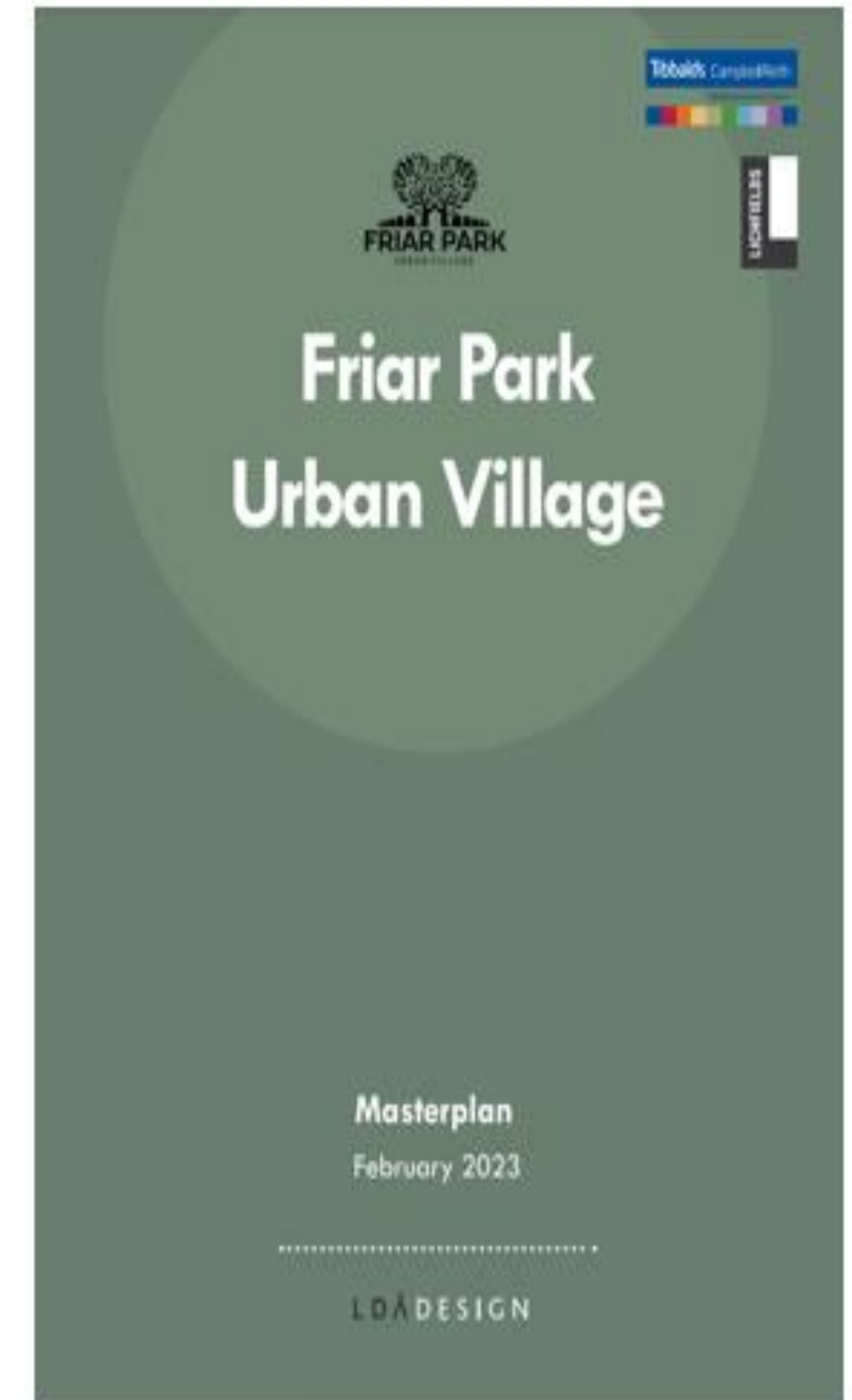
# **Friar Park Remediation Planning Application**

**Public Consultation Event**

*18-19 October 2024*

# Background to the Proposals

- Friar Park Urban Village proposes the remediation and re-development of the largest brownfield site in the West Midlands. The West Midlands Combined Authority (WMCA) and Sandwell Council jointly own the land and are working in partnership to see the site developed.
- The site has been allocated for housing in the council's planning policy for around 20 years. The allocation is currently proposed in the emerging Sandwell Local Plan to address local housing demand, with around 630 new homes proposed.
- The Friar Park Urban Village Masterplan was approved by WMCA and Sandwell Council in March 2023. The Masterplan sets out a vision for the future development of Friar Park Urban Village, building upon previous public consultation and considering various factors influencing the development.
- The Masterplan will be taken into account in determination of the future planning applications and will guide the selection of a developer who will progress the site development.



Extract of the SLP Reg.19 Policies Map (September 2024)

# The Site Proposal

- The Friar Park site is one of the largest brownfield sites in region, accounting to approximately 27 hectares.
- The land is occupied by two historical landfills as designated by the Environment Agency, the largest of which relates to a deposition of sewage sludge from a former treatment works.
- The smaller landfill site relates to remediation treatment of the site of a former aluminum foundry.
- To mitigate contamination risks to human health and the environment and provide a safe platform for future residential development, we propose to remediate contaminated material. We would then re-use it on site to create a linear parkland area along the eastern boundary of the site, or to create stable platforms upon which development can take place. This work will be undertaken with permits from the Environment Agency.
- We aim to maximise the sustainable treatment and re-use of material on site by recovering what would otherwise have to be disposed of off-site as waste material.





## Integrating the remediation proposals (Phase 1) with the masterplan/future housing scheme (Phase 2)

Key considerations:

- Satisfying policy requirements regarding habitat replacement and future use of public open space.
- Confirming the extent of the landscape scheme in relation to this (Phase 1) planning application.
- Extent of replacement of disused sports pitches.
- Role of the bund adjoining the railway and its relationship with new housing.
- Protecting nearby residents from loss of amenity.

# Remediation Strategy

## Key Stages of Remediation for Enabling Works

A Remediation Strategy has been prepared for the wider Friar Park Urban Village development.

These measures apply to the earthworks / landscaping and address the primary contamination source via **source removal**.

# 1.

**Excavation and processing** of the contamination source – 1-6m thickness of landfill and sewage sludge material.

# 2.

**Treatment of material** (e.g. using a solidification/stabilisation process) to make them environmentally acceptable for re-use. Disposal of unsuitable material.

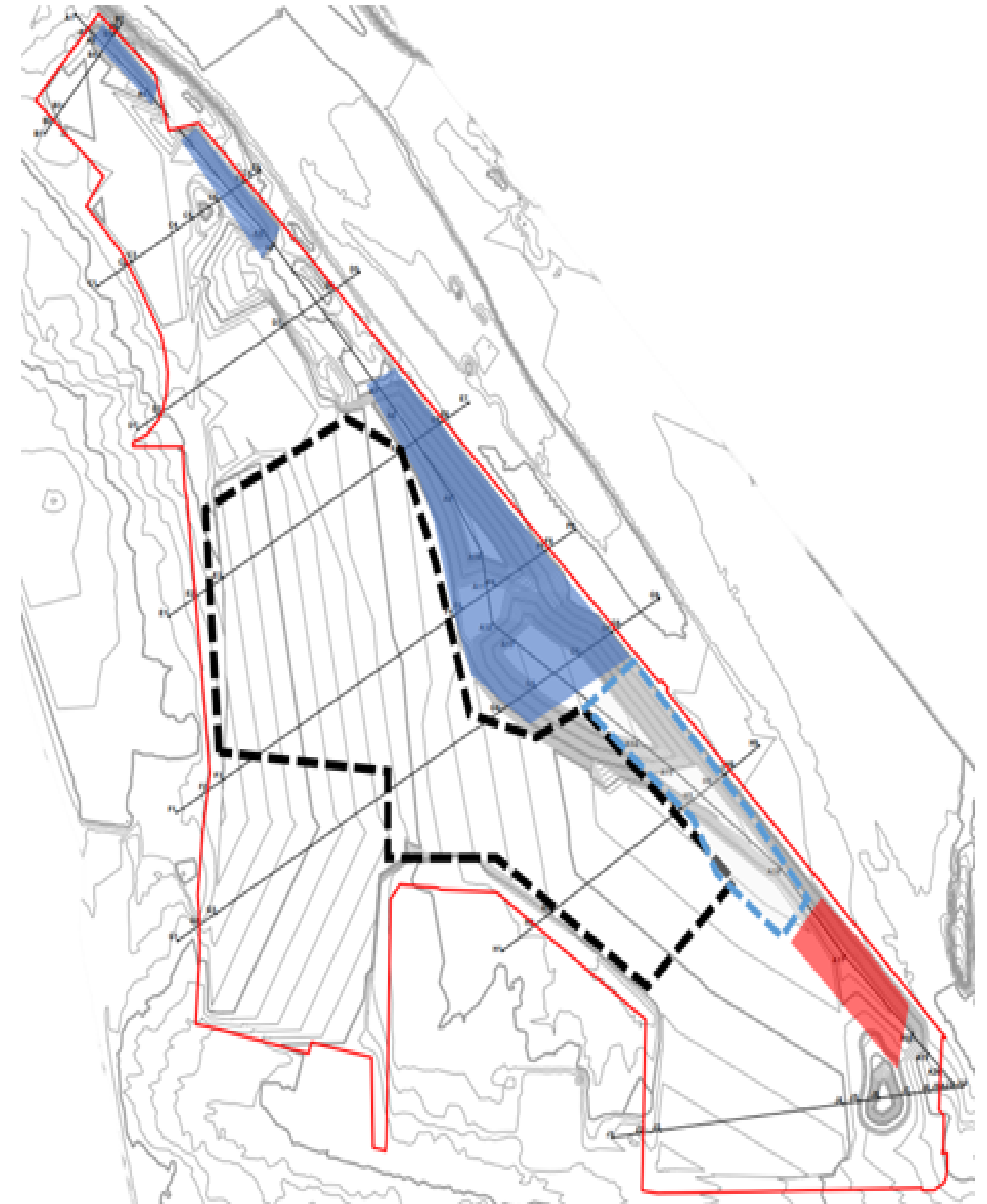
# 3.

**Re-use of suitable soils** in the landscaped linear park bund or as general fill for ground level raising and reprofiling of housing platforms.

# Remediation Phasing Options

Phasing of the site works is at an early stage. It is envisaged that the phasing of the works will be undertaken as follows:

- Excavation Area – Works in this area will include excavation of contaminated material prior to it being processed for re-use (average depth 4.3m).
- Phase 1 – This part of the linear parkland will be prioritised at the start of the programme, associated with works to limit impacts on protected species.
- Phase 2 – These areas will be created later in the programme to ensure impacts on the protected species are fully addressed.
- Remaining material will be used to create development platforms for the housing site.
- The works are proposed to take place between April 2025 and October 2027.



The Existing Site – Before the Proposed Remediation Works



**The Site – After the Proposed Remediation Works**

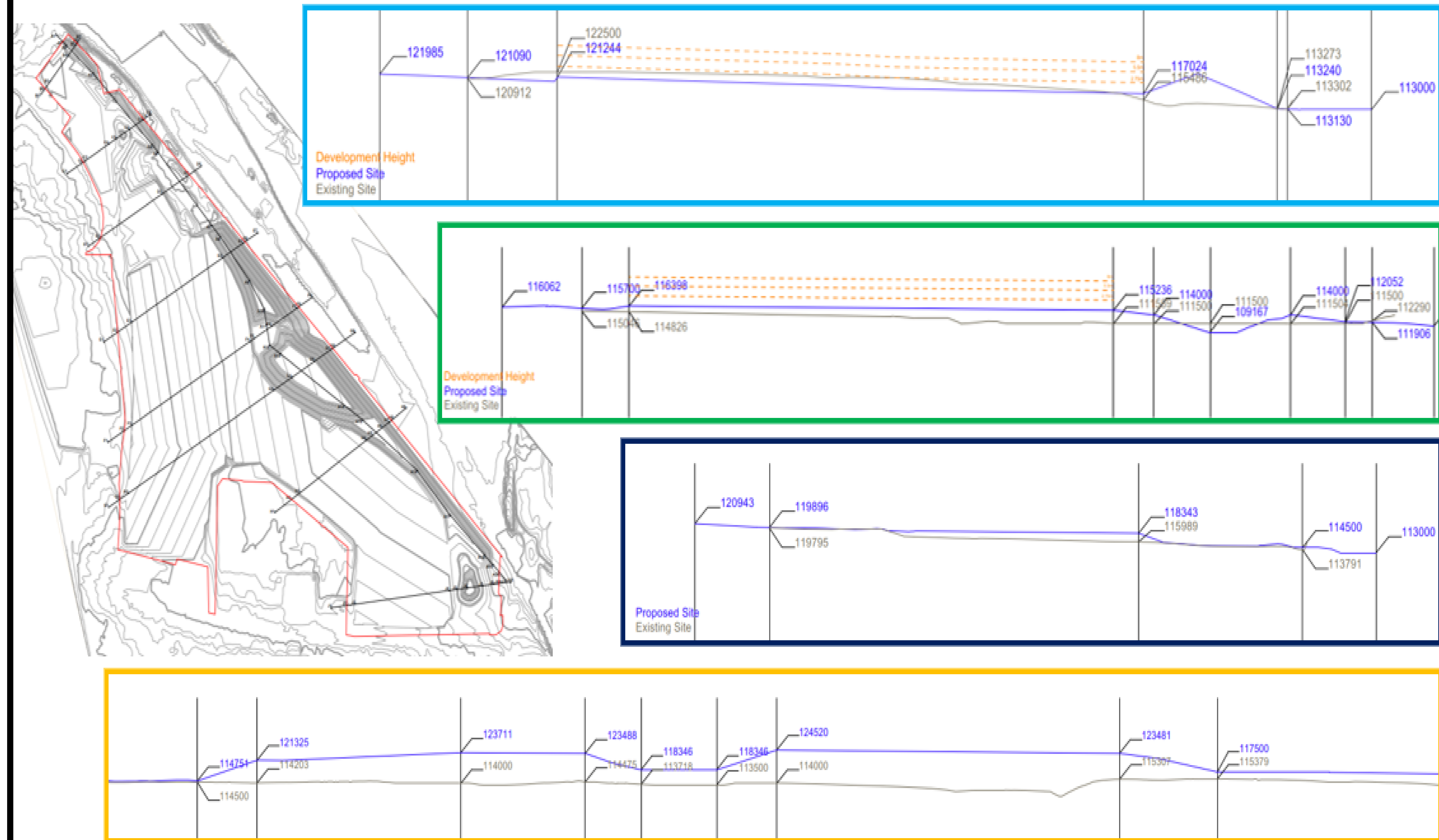




**The Site – Post Housing Development (Based on Indicative Masterplan)**



# Sections across the site showing the ground levels today, those proposed (following remediation) and with the proposed housing development in place



# Control Measures – Odour and Dust

Works will be required to adopt a proactive policy for controlling both smells and dust during normal site operations. This will reduce the likelihood of exceeding defined levels which will, if exceeded, trigger special control measures.

Typical measures for control and remedial action:

- Water spraying of traffic routes for dust prevention (towed spray units) – a drainage plan will address water run-off.
- Restricted site speed limits.
- Suspension of potentially dust-generating works in period of high winds in the direction of sensitive receptors.
- Targeted mobile dust suppression units.
- Fixed and mobile odour suppression units including odour neutralising and masking agents (using mobile or fence-line atomiser equipment).



# Control Measures – Noise and Traffic

Best practicable means on noise control to be applied during the remediation works to minimise noise and vibration impacts. Noise impacts will be assessed as part of the Environment Agency permit risk assessment and mitigation measures recorded in a management plan as the design and site phasing is developed further.

Typical good practice measures are as follows:

- Restricted working hours – expected to be Monday to Friday 8am to 6pm.
- Siting of internal haul roads away from sensitive receptors where practicable.
- Selection of low noise and low vibration equipment where available.
- Pro-active maintenance of plant and equipment in good and effective working order to prevent excess noise.
- Baseline noise monitoring during site set-up phase (typical target levels of noise control are not exceeding  $>10\text{dB}$  of average and maximum baseline levels).
- Options of noise shielding and enclosures, alterations to work phasing and assessment of operational hours if noise monitoring highlights noise issues.



Thank you for taking time to look at details of the proposed remediation scheme.

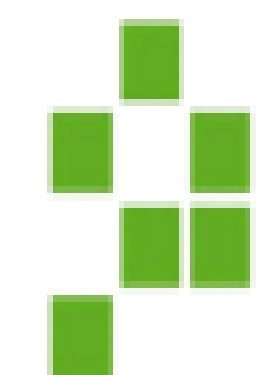
If you have any questions, please speak to a member of the project team.



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