



Questions & Answers about the Avenue project

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Purpose of this Q&A

This document has been produced to help members of the public and interested partners understand more about what is happening on site at The Avenue as the clean up operation progresses.

If you have a question about the scheme that's not been answered here, please email enquiry@avenuecw.co.uk or ring the site office on 01246 272379 and we will endeavour to answer your query as quickly as possible.

These Q&As will be regularly updated and published on our website – www.theavenueproject.co.uk

Background

1. What is the Avenue project?

It is a £172.3m project to clean-up (remediate) the site of the former Avenue coking works in Wingerworth, near Chesterfield in Derbyshire. The site is thought to be one of the most contaminated in Europe due to a legacy of industrial working and waste disposal.

2. Who is involved in the remediation of the site? What roles will they play?

The project is funded through the National Coalfields Programme which is managed by the Homes and Communities Agency (HCA - formerly English Partnerships). The Avenue site is owned by East Midlands Development Agency (*emda*), which is delivering the project.

emda has appointed various contractors with a wealth of experience in these types of challenging remediation schemes to work as part of the project team responsible for carrying out the clean-up operation:

- VSD Avenue has been appointed to deliver the site remediation. VSD Avenue is a joint venture company made up of Volker Stevin, Sita Remediation and Deme Environmental Contractors (DEC).
- Jacobs Environmental is providing engineering advice and has prepared the remediation strategy.
- Turner and Townsend is providing project and cost management support.

emda is also working closely with a range of bodies that regulate the activities of the project team. This is to make sure that all appropriate steps are taken to protect the environment / existing wildlife habitats at The Avenue, and the health and safety of people living in the area and those working the site. These include:

- Environment Agency; responsible for overseeing waste, pollution, river and wetland works, flood management.
- North East Derbyshire District Council (NEDDC); responsible for human health, nuisance (e.g. noise or smells), and site development.

- Chesterfield Borough Council (CBC); whilst not a regulator, CBC has an interest in the site from a nuisance perspective.
- Derbyshire County Council (DCC); responsible for planning and implementation of the remediation works.
- Derbyshire County Primary Care Trust; responsible for public health
- Natural England; responsible for conservation and protection of wildlife
- Health & Safety Executive (HSE); responsible for site safety.

In addition, *emda* is working in partnership with many other organisations as part of the project. These include:

- Derbyshire Wildlife Trust (DWT); manages the nature reserve on site at The Avenue and delivers a range of educational activities for local schools in the area.
- Land Restoration Trust (LRT); will manage the public open space on behalf of *emda* once the remediation is completed.

3. When and why did the coking works close?

The site closed in 1992 with the loss of more than 500 jobs. This was due to market conditions and the changes in regulation requirements for plants of this type.

4. How big is the site?

The site extends to 98 hectares (242 acres) – which is equivalent to around 200 football grounds.

5. What is the history of the site?

The original Avenue colliery opened in the 1880s and later expanded to include lime and iron works. By 1938 it was all disused and large areas of the site were returned to agriculture.

Construction of the Avenue coking works began in 1952 and became operational in 1956, producing smokeless fuel through coal carbonisation. It was also designed to process chemical by-products. Town gas was also produced and supplied to

Chesterfield for industrial and domestic use. At its peak, the works employed 800 people and produced 1,400 tonnes of smokeless fuel a day.

6. What has happened to the site since it closed?

The site closed in 1992 and lay derelict until it entered the HCA's National Coalfields Programme (NCP) in December 1996. Ownership transferred to *emda* in 1999.

Unusually, the works were not fully drained or demolished on closure. Demolition work to dismantle conveyor gantries, coke oven chimneys, concrete cooling towers, the boilerhouse and the powerhouse started in 1999 when *emda* took ownership of the land. The demolition of more than 300 tanks, 200 sumps and thousands of pipes in the chemical plant took five years.

emda then commissioned a series of trials to confirm the effectiveness of non-traditional remediation techniques. A remediation strategy setting out the required treatment standards was then prepared and has been approved by the Environment Agency. This paved the way for the innovative clean up techniques that are now being used on site.

To protect the existing wildlife habitats that have developed on site, an 18 hectare site was remediated to re-house over 10,000 newts and other protected species.

7. Why is the site so contaminated?

Decades of coke and chemical production have left the site heavily contaminated. The majority of the contamination (over 90 per cent) is a result of the disposal of industrial waste on the site by former operators British Coal. Although the tip was licensed, the standards are far below those that would be acceptable today. If a clean up were not undertaken, *emda* (as the site owner) would be subject to prosecution from NEDDC.

8. Are there any other sites in the UK being cleaned up that are similar to the Avenue?

Not to our knowledge. The Avenue is by far largest single project in the HCA's NCP, and is the most challenging remediation project that we know of in the UK. This is

why we are setting new standards in using the latest technologies to clean up the site to the highest possible standards.

9. What is likely to happen to the site at the end of the project?

By 2014 we will have created a clean, safe site which will benefit the local community. There will be high quality open spaces with nature conservation areas and leisure facilities (e.g. sports pitches and cycle paths) for people to enjoy. There will also be housing and employment facilities, and a flood risk management scheme to help protect the wider Chesterfield area from flood risk.

Funding

10. Who is paying for the clean up of the site?

The NCP, managed by HCA, is funding the project. The Department of Energy and Climate Change (DECC) inherited British Coal's "polluter pays" responsibilities and contributes a proportion of the remediation funding directly to HCA. The project also received a grant from the region's first European Regional Development Fund.

11. What is the clean up of the site expected to cost in total?

HCA is funding the full cost of the £172.3m remediation scheme from its NCP.

This sum includes an allowance for the aftercare and maintenance of the site once remediation is complete. However the final sum for this will need a separate approval at a later date.

12. Why is the site costing so much to clean up?

The site is one of the most polluted sites in Europe. It had previously been subject to enforcement notices relating to historic health and safety, land contamination and water pollution issues. The coking and chemical plant and buildings were not decommissioned on closure but allowed to fall into dereliction. Chemical drain-down had to be undertaken carefully prior to demolition of unsafe structures.

At the north of the site, an abandoned hazardous waste tip and sludge lagoons lie adjacent to the River Rother. UK environmental legislation limits the options available for dealing with these, effectively discounting traditionally acceptable solutions such as 'dig-and-dump' or on-site landfilling. Non-traditional remediation solutions have therefore had to be pursued. Around three quarters of the overall remediation costs relate to the clean up of the lagoons and waste tip area.

13. There are 101 coalfield sites in the NCP. Isn't it an imbalance of resources to invest so heavily in one site?

There is a need to decontaminate The Avenue site to return it to beneficial use and avoid the threat of prosecution. This cost reflects the magnitude of the clean-up operation.

There is also a "polluter pays" mechanism in place with DECC. Approximately two-thirds of the cost will be recovered through this agreement so limiting the impact upon the NCP.

14. If the latest technology is being used to clean up the site, how can you be sure that costs won't rocket further?

The scheme budget was developed in line with HM Treasury's Green Book guidelines, and it was also subject to extensive risk modelling processes to ensure projected costs were sensible and appropriate contingency funds were included.

The financial risk of the remediation work itself will be limited through the form of construction contract used (Engineering Construction Contract - Target Cost) which incentivises the contractor (VSD) not to exceed the target price. Warranties for the work done and special insurance cover against future environmental impairment are also in place.

Further to this, and prior to commencement on site, the project was independently reviewed to ensure the proposed solution was practicable and cost effective. This review also highlighted the unique, strategic role we play in bringing together partners and stakeholders to tackle complex economic and regeneration challenges that require more challenging and innovative delivery solutions and pose greater financial risks.

The above reasons explain why we are confident that the right strategies and measures are in place to make sure The Avenue remediation is carried out safely within the allocated budget and project expenditure is kept under continual review to ensure value for money.

15. Has the recession had an impact on the scheme?

No. Funding had been secured prior to the economic downturn so there is no reason for the recession to impact on the scheme. We will continue to monitor the situation to make sure this remains the case.

16. Why was there a delay of around two years between the initial remediation trials taking place, and the official start of work on site? Did you run out of money?

No. There was a delay between the trials and the start of work because it was necessary for us to carry out a review to make sure the remediation strategy is cost effective. Like all public bodies, *emda* is required under the Office of Government Commerce (OGC) procedures, to be fully accountable for its expenditure. This is why we worked with independent consultants and contractors to confirm the approach offered value for money before seeking final approval on funding from HM Treasury / HCA in June 2009.

17. Why did you spend money in the first phase of the project developing a nature reserve, rather than tackling the contamination?

Despite the pollution, species such as the great crested newt and the water vole have thrived on the site. We were obliged by law to take steps to protect them whilst we carried out the remediation. To do this we needed to create a safe area to move them to and this is why 18 hectares of the site that was previously part of the former rail sidings, were reclaimed. The area created to house protected species from the site, now forms the Avenue Nature Reserve which is located off Mill Lane and has had full public access since its completion in 2006.

18. There's lots of speculation about public sector budget cuts. Are these likely to impact on the Avenue?

No. The £172.3m needed to clean up the site has been secured, and there is no reason why any further public sector budget cuts should affect the scheme.

Site activity

Contractors

19. Why has a European contractor been appointed?

VSD Avenue is the name of the consortium of specialist contractors appointed by *emda* to carry out the works on site. VSD is a fully integrated joint venture between VolkerStevin, DEC and Sita Remediation. These companies are experts in their field, and since there is little expertise in the UK for some of the treatment processes – particularly the thermal desorption technology – it was necessary to bring in this expertise from the European Union. Most of the qualifying tenderers and all three short-listed contractors included a significant European partner. This indicates how internationally significant The Avenue remediation project is. *emda*'s own technical advisor, Jacobs, is drawing specific expertise in thermal desorption from the USA.

The Avenue is providing a significant learning opportunity in new technologies for UK engineers and scientists. This is why it has been set up as an exemplar project so that best practice can be noted, recorded, published and disseminated to the public for the wider benefit of the UK remediation sector.

20. Are jobs going to local people?

The early chemical drain-down, demolition of derelict structures, health and safety works, site security and rail sidings / wetlands work were all delivered by local UK-based companies. The Land Restoration Trust, working in partnership with local organisations such as Derbyshire Wildlife Trust, will take on the long-term care of the site.

The main remediation work is highly specialised and if certain skills do not already exist locally, need to be found elsewhere. *emda* continues to explore the viability of using the project as a training base for the local workforce to learn new skills and to enable entry into previously inaccessible work sectors.

Remediation techniques

21. What contaminants are on the site?

The majority of the contaminants on the site are hydrocarbon chemicals that were produced from the coal carbonisation process. These include phenolic, polyaromatic, diesel and petrol range compounds. Other contaminants on the site include ammonia, non-metal compounds (e.g. cyanates) and heavy metals (e.g. arsenic, nickel and cadmium).

22. What techniques will be used to clean up the contaminants?

Following extensive trials, four treatment processes have been found to be the most effective in treating the contamination. Some materials on the site such as metals can simply be screened or washed out of the soil, whilst other compounds need to be biologically or chemically degraded under controlled conditions. Some contaminants can only be treated by heating to temperatures high enough to break down them into less harmful constituents.

The overall strategy for the site is to selectively dig and sort the material on site into three groups, i.e. materials that are suitable for immediate re-use, materials that are lightly contaminated and materials that are heavily contaminated.

The lightly contaminated materials can be naturally remediated through bioremediation. This is a micro-biological treatment which uses local Wingerworth soil microbes or bugs that have evolved on site because of the contamination to feed off the hydrocarbon pollutants and break down the contaminants. Complex sorting and soil washing processes can also be used to treat the lightly contaminated soil. Over 2 to 3 years, around 570,000 tonnes of material will be treated using these techniques.

The heavily contaminated materials - such as the lagoons - can only be treated by thermal desorption. This involves a specially designed plant which heats the soil to 600°C, causing the hydrocarbon contaminants to become a vapour. The vapour will then be heated to 1200°C and quickly cooled, before being passed through a 'bag house' to remove airborne particles and the gases will then be treated to remove other potentially harmful contaminants.

As the site is excavated, rainwater falling on the site along with water that naturally occurs in the ground will become polluted if it comes into contact with the contaminants. This water will be treated on site by a specially designed water treatment plant, which will clean around 500,000 tonnes of water a day. The cleaned water will be reused to cool heat-treated materials, suppress dust on site, or be harmlessly disposed of down the sewer.

23. Are these techniques guaranteed to be effective given the high levels of contamination and scale of the operation?

A clean-up strategy and decontamination standards for the site remediation have already been approved by the Environment Agency. The contractor, VSD, was selected on basis of having presented the most realistic and cost-effective combination of treatment techniques to meet these remediation standards. Treated materials will be recovered and tested to ensure they can be reused on site to create the new landform.

24. Do you have a contingency if the innovative remediation approach you have been promising fails?

We have no reason to believe that the technologies we will be using to clean up the contaminated land will fail. Extensive trials have already taken place both on site and in The Netherlands (where the remediation contractors are based) which have proved successful.

25. What happens if you unearth further ‘nasty’ material during the clean-up operation that is even more contaminated than the soil you’ve tested in the trials?

Any project of this kind is likely to throw up further challenges during the remediation process. We have an expert team in place and are confident they will be able to handle issues as they arise.

26. Will any of the contaminated materials be moved off site?

As we excavate the site, we are treating the soils to allow them to be re-used and are sorting out and re-cycling everything we can from them. Unfortunately not everything is recyclable so some things will have to go off site to landfill – but only when they have been made safe.

Health, safety and security

27. Is the site secure?

The site has 24 hour security arrangements and it is the responsibility of VSD to ensure these continue and increase as necessary.

28. Are people who live nearby at risk?

Local residents are not at risk so long as they don't come into direct contact with some of the contaminated materials on the site. Impacts on the River Rother and the associated aquatic environment are being actively managed to minimise the likelihood of further contamination. The remediation will remove the most dangerous pollutants, treat contaminated materials and reuse them safely so that the site poses no threat to human health or the environment in future.

29. Is it possible to make the site totally safe for people to live on and enjoy after it has contained so much contamination?

Yes. We are not digging up and containing / landfilling the contamination on the site. Our approach is to excavate and treat the contaminated soil on the site to make it suitable for re-use.

30. Will what's happening on site at the Avenue affect my health?

Those most at risk of potentially coming into contact with contaminated materials are the staff and contractors working on site. The remediation contractor VSD has a robust strategy for ensuring these risks are managed to an acceptable level throughout the course of the clean-up. The HSE is closely involved and we will be working in partnership with them for the life of the project to promote safe methods of working.

We know that some residents living near the Avenue are concerned their health will be affected by, in particular, emissions from the thermal desorption plant. The team is taking the necessary precautions to make sure the emissions are monitored and correctly managed within UK Government and European limits. Local residents should rest assured that the processes being used are safe.

To keep a watchful eye on this, as well as monitoring emissions from the plant on site, an air quality management plan has been designed for the Avenue project as part of its obligations to the planning process. This plan has been reviewed and approved by the Environment Agency and the Environmental Health Department of NEDDC. To support this, the air quality will be monitored at on and off site locations to ensure that the particulates of concern (referred to as PM10 and PM2.5 in various correspondence and discussions) remain below those agreed with the regulators.

To give this some context, our assessments suggest that the emissions from the thermal plant will be far less harmful to an individual's health than standing next to a busy road or visiting an urban area such as the centre of Chesterfield.

31. What can you say to reassure me that you are doing everything in your power to protect the health and safety of people working on and living around the site?

We have a legal and a moral obligation to protect the health of local residents and those staff and contractors working on site. We take our responsibility to safely clean up the Avenue extremely seriously.

We have a team of experts in place to deliver the remediation works on our behalf, who will be closely supervised by the regulators and their performance regularly reviewed.

The HSE is actively involved.

The remediation approach has been extensively investigated and assessed over the past 10 years and the works will see the contamination treated to safeguard human health during and after completion of the works.

In its current state, the Avenue is a hazardous site, has been an eyesore over the past 17 years, and is an environmental liability. The regeneration of the site will benefit future generations and the environment.

Timescales

32. When did the remediation work start properly?

Remediation trials have been taking place on site since 2000. The main remediation works commenced in September 2009 and will last for four and a half years. We then hope to have developers lined up to come on site and start to build some of the new homes and businesses there.

33. Why is it going to take so long to complete the project?

The industrial legacy of the site has left behind many challenges with different types of contamination spread across the site. Many regulatory concerns have been raised and addressing all of these concerns has taken a long time. These included health

and safety, ecological protection, environmental clean-up standards and spatial planning issues.

The magnitude of work to deal with the extent and levels of contamination at the site is such that remediation is expected to take four and a half years to complete.

34. What are the main site activities that we can expect to see in 2010?

The main activities for this year include:

- design and manufacture of the thermal plant - the major piece of kit on site that will be used to treat some of the most heavily contaminated materials, which should become operational around September 2010
- construction of the waste tip processing area where waste materials will be sorted and processed. This should become operational around September 2010
- building a new water treatment plant which will treat the contaminated lagoons. This should become operational around September 2010
- constructing a sheet pile wall to protect the lagoon excavations in the event of flooding across the flood plain;
- construction of haul routes on the site for moving of materials
- diverting the river Rother so the remediation team can clean up the flood plain;
- general preparations for the start of the digging up of the site in summer 2010.

35. How robust are the start / completion dates and key milestones for the project?

The timescales for the project have been developed following a detailed planning process and are realistic, but will be subject to constant review by the project team to ensure everything remains on schedule.

Community engagement

36. How much involvement have members of the public had in decision-making about the future of the site?

We hold regular meetings, community events, roadshows and open days in order to engage with residents, councillors, local MPs and representatives of community and environmental groups. Our learning centre has permanent exhibitions of the Avenue's history and likely future uses, and can be visited on project open days or, in some instances, by arrangement with the site office (telephone 01246 272 379). Keep an eye on www.theavenueproject.co.uk and in the local media (e.g. Derbyshire Times) for details of forthcoming events. Houses around the site are also sent a newsletter every so often to update on site activities and invite residents to specific events.

37. How can I get regular updates about the latest developments?

There are many ways in which people can find out more:

- visit www.theavenueproject.co.uk for the latest news;
- come along to one of our roadshows or events;
- speak to one of our Community Representatives (details on the website)
- link into our technical liaison group where members of the public are able to meet with project team members to find out more about specific site activities;
- keep an eye out for our newsletters which are circulated to houses around the site, and to key community venues such as parish halls, libraries and community centres. We also send stories to WINGS magazine, local newspapers (e.g. Derbyshire Times) and radio stations (e.g. BBC Radio Sheffield), and link in with local authorities / parish councils.

Local concerns

38. Is there someone I can contact if I have any immediate concerns about the remediation, or to get a site problem or nuisance addressed?

Yes. It is inevitable that there will be some disruption for local people during the clean up but we are keen to keep this to a minimum. If anyone has a question, comment or concern about the work taking place on site, there are a number of ways to contact the project team:

- email: enquiry@avenuecw.co.uk
- phone: 01246 272 379 (this has a dedicated answer phone service so people can leave a message if they call outside of normal working hours).
- writing to or visiting the site office: The Avenue, Derby Road, Wingerworth, Chesterfield, Derbyshire, S42 6NB. If visiting it is best to try to make an appointment so you can meet the correct people.

We will continue to hold regular meetings with the local community at key points in the project to make sure people are given the opportunity to provide feedback and make suggestions about the project.

39. I live close to the site and often smell unpleasant odours. Is this likely to continue or get worse as the clean-up gets underway?

Unfortunately, the chemicals present on site do emit smells. As the works are carried out, and the contaminated ground is disturbed, these smells may increase. . We regularly monitor the odour levels, and have engaged with a number of local people living around the site who keep an 'odour diary' to record when these smells seem worst. This information helps staff on site to monitor the situation and take steps where necessary to minimise the smells. If you would like to help us with this work, please contact the site.

40. Won't disturbing the land during the remediation increase the levels of airborne contamination? Does this put local people at risk and should they take precautions?

The remediation has been designed to ensure that the only special precautions that are needed are for the workers on the site who are in very close proximity to the contaminated material. Local residents will not need any precautions in their own

homes. The site has to meet specific planning conditions as well as environmental protection and health and safety requirements.

Extensive monitoring is ongoing to measure air quality, and will continue over the duration of the project. In order to protect the local community, NEDDC has put in place targets with *emda* that must not be exceeded as works progress. VSD will be required to implement measures to actively prevent nuisances being created or minimise and manage impacts which cannot be avoided.

41. I have heard there will be a chimney on site. Will the emissions from this have any long-term health implications and how do you know the emissions are safe?

Thermal treatment will be necessary for some materials on site as the levels and types of contamination present cannot be cleaned up in any other way. It is normal for thermal treatment equipment to have a chimney to direct airborne by-products (such as steam and carbon dioxide) away and allow them to disperse safely in the atmosphere. The equipment will be removed when the remediation work is completed.

Thermal operations and their emissions are strictly regulated under the Integrated Pollution Prevention and Control (IPPC) regulations to ensure that there is no harm to human health.

42. I have also heard that there will be a gas powered treatment plant on site. Will this be a) hazardous b) harmful to the environment?

The thermal treatment plant and techniques that are being used at The Avenue will be strictly regulated under a whole host of planning conditions and environmental regulations to protect human health and the environment.

43. How long with there be noise, smells, dust and traffic disturbances coming from the site?

Much of the disruption is likely to last for around four years, with the last year of the project focusing on the final landscaping and planting. There will inevitably be traffic and equipment movements during the works, but planning conditions as well as the

site's own existing environmental management will require VSD to implement measures to prevent nuisances during the contract (including those arising from traffic and plant movement) and to minimise and manage unavoidable impacts.

Treatment of contaminated material on site will generate significantly less site traffic than the alternative of disposal off the site to a suitable landfill. It will also minimise the health and safety risks of transporting contaminated material on public highways.

The existing landscape means some site activities will be visible to surrounding areas, as it is not possible to screen them. We will do all we can to minimise disruptions to local residents.

44. Where is the main site entrance at which traffic could build up?

The main site entrance is off Derby Road.

45. Will the disruption only occur during the day, or can we expect it to be noisy during the night and at weekends too?

The thermal plant will operate 24 hours a day so there unfortunately will be some noise during the night and at weekends. However, we will be required to meet the noise regulations imposed by the local planning authority (NEDDC) in order to minimise the impact on local people.

46. Will the value of my house drop whilst the works are being carried out?

House prices will always be subject to market conditions. However, we suspect house prices near the site are more likely to go up rather than down once the clean up is completed because the area will be more appealing and offer housing, employment opportunities and community facilities that currently don't exist.

47. Will there be better employment prospects in the area because of the Avenue?

Yes – part of the redeveloped site will house employment units which will bring new job opportunities to people in the area.

48. Is the work likely to disrupt wildlife habitats on the site?

Although The Avenue site is contaminated and has remained derelict for many years, it supports a surprising variety of ecological habitats and protected species particularly of flora, birds and reptiles. Interim protective measures are already in place to ensure these are not lost. A new ecological reserve and wetland habitat has been created by *emda* with the support of DWT to relocate species prior to the start of the main remediation work.

49. Is any of the contamination leaking into the River Rother? Will this pollute local water supplies?

At present some pollution is entering the River Rother from the lagoons on site. However, as it is diluted by the river water, it is not harmful to human health. Once we have completed the works this pollution will stop completely. We have a robust monitoring process in place to regularly check the water quality of the river and report our findings regularly to the Environment Agency.

50. Is any of the contamination leaking outside of the site boundaries?

Pollution from the site is moving downwards from the lagoons and waste tip, entering water deep down in the ground. As it enters the water, it becomes diluted. Some of this is then carried off site as the water flows through the rocks however since most of the contamination contains hydrocarbons, the bugs that naturally exist in the ground gradually destroy the contamination. Again, once we have completed the works this pollution will stop.

51. Can members of the public still visit the site whilst the remediation is ongoing?

We still plan to hold open days so that local residents and interested partners can see the progress being made on site. These will be advertised separately through www.theavenueproject.co.uk and other communications channels.

The future of the site

52. What will end up on the site once it's been cleaned up?

Our vision is to create a new Avenue that is an attractive place to live, work and visit, offering a range of community, housing and business facilities that will breathe new life into the area. When completed in 2014, the new Avenue will be shaped into an area that's occupied by small businesses and residential dwellings. Sports pitches, cycle paths and trails, wetlands and nature habitats will also be on offer. This will rebalance the environment, form a place in which families can enjoy, provide flood risk protection to Chesterfield and preserve wildlife – giving the land back to the people who live around it.

53. Will there only be one road in and out of the site in the future? Will consideration be given to potential congestion issues in planning for the facilities?

The details of the development are currently under discussion with NEDDC and DCC, so there are no firm plans. Once we have developed further proposals, we will carry out public consultations before submitting the options for planning approval. This isn't likely to take place until 2011.

54. Will there be adequate parking facilities for the sports pitches and green spaces?

We hope to create a car park on the site adjacent to the sports pitches for those wishing to visit by car. Once the works are completed there may also be a car park available on Mill Lane.

55. What are you doing to make sure there are more sustainable transport options around the new site?

We aim to build some multi-user trails on the site for the use of cyclists and pedestrians.

56. Who will be responsible for maintaining the leisure facilities and green space?

The green open space and sports pitches will be managed by an organisation that specialises in the management of this sort of site.

57. How much land will be allocated to housing and how much to green space?

Of the 100 hectares, around 30 hectares will be developed for the housing and employment facilities, with the remaining 70 hectares staying as green space.

58. How accessible will the green space be? Will it be available for use at certain times of the day only?

Access to the green parts of the site, possibly excluding the sports pitches if they are managed by local groups, will be 24 hours a day – just like the existing Nature Reserve we have already created.

59. Will there be additional amenities on site for the new houses - such as schools, bus services, shops, etc?

This is all still under discussion with NEDDC and DCC. Once we have some firm proposals, we will talk to the local community before submitting these for planning approval.

60. Is there still a master plan outlining the vision for The Avenue and regeneration of the surrounding area?

The final Masterplan is still being compiled. Once completed the project team will carry out consultation on the plan before it is submitted for planning approval.

61. You often talk about using state of the art technology to clean up the Avenue. How are you sharing your experiences with other people working elsewhere on similar projects?

Aside from promoting our work at The Avenue through a range of communications channels, we also use Euro Demo to share good practice about the clean-up operation. Euro Demo is an EU initiative which allows the sharing of information about brownfield land clean-ups to be shared across the EU. We also invite technical groups from the UK and elsewhere to visit the site to share information with them and show them what we are doing.

We've also received many awards in recognition of our innovative approach at the Avenue, which is also helping to raise the profile of the project and share best practice.